



Town of Beaufort, NC

701 Front St. - P.O. Box 390 - Beaufort, N.C. 28516
252-728-2141 - 252-728-3982 fax - www.beaufortnc.org

Town of Beaufort Historic Preservation Regular Meeting 6:00 PM Tuesday, July 07, 2020 - Held Via Zoom Due to Covid-19 Monthly Meeting

Call to Order

Roll Call

Agenda Approval

1. Approval of Agenda for July 7, 2020

Minutes Approval

- [1.](#) Minutes Approval from June 2, 2020

Administration of Oaths

Old Business

- [1.](#) Case # 20-08 429 Front Street - Stucco Exterior

New Business

- [1.](#) Case # 20-05 308 Moore Street - Demolition
- [2.](#) Case # 20-09 105 Gallants Lane - Enclosure & Exterior Paint
- [3.](#) Case # 20-13 600 Front Street - Signage – Pirate Tours
- [4.](#) Case # 20-14 214 Broad Street – Single Family Dwelling

Public Comment

Commission / Board Comments

Staff Comments

Adjourn



Town of Beaufort, NC

701 Front St. - P.O. Box 390 - Beaufort, N.C. 28516
252-728-2141 - 252-728-3982 fax - www.beaufortnc.org

**Town of Beaufort Historic Preservation Regular Meeting Held Electronically due to COVID-19
6:00 PM Tuesday, June 02, 2020 - Electronically through Zoom due to COVID-19 Pandemic
Minutes**

Call to Order

Before the meeting was called to order Kyle Garner gave an overview of the way the meeting would take place. He explained how to use the icons or raise your hand if you wished to speak. Jill Quattlebaum, Town Attorney, also explained the voting process of the Commission members. She explained that this remote meeting is different from meetings in person in that if a member leaves in a remote meeting it changes the count of the Commission and the Board would need to recalculate or be recounted for a quorum.

Chairman Terwilliger then went over the a few procedural rules for the meeting. He discussed how he would be calling each of the Commission members one at a time during the discussionary phase of each of the cases presented in order to allow each member a chance to ask questions and comment. Chairmen and Mr. Garner discussed having Secretary Winn do the roll call for each of the voting processes. With that Chairman called to order the Town of Beaufort Historic Preservation monthly meeting on Tuesday, June 2, 2020.

Roll Call

Chair Terwilliger asked Secretary Winn to call the roll and determine if there was a quorum. Present for the meeting were, Bob Terwilliger, Heather Poling, Laura Chadwick-Sicklin, Joyce McCune, Barbara Francis-Heckman and John Stephens. Board Member Janet Woodward was not present and had let Secretary Winn know prior to the meeting that she would not be there.

Also present for the hearing were Kyle Garner, Planning Director, Jeremy Ganey, Inspector/Code Enforcement Officer, Jill Quattlebaum, Town Attorney, Denice Winn, Board Secretary, Commissioner Marianna Hollinshed and Phil Thomason, consultant for the new Standards.

Agenda Approval

- 1. Approval of Agenda for June 2, 2020

Chairman asked if anyone had had any changes to the agenda as it was presented. Hearing none he asked for a motion to approve the agenda as presented. Vice Chair Poling made a motion to approve, Board Member McCune made the second. Secretary Winn polled each of the members and the vote was unanimous to approve the agenda as presented.

Minutes Approval

- 1. Minutes Approval from March 3, 2020

Chairman asked if everyone had the chance to review the minutes from the March 3, 2020 meeting. He asked if anyone had any changes. Hearing none the asked Secretary Winn if anyone had reported any changes to her and she stated no. With that Chairman asked for a motion to approve the minutes as presented. Board Member McCune made the motion to approve, Vice Chair Poling made the second and Secretary Winn poled the members and the vote was unanimous to approve the minutes as presented. Board Member Francis-Heckman abstained due to not being on the Commission during this meeting.

Administration of Oaths

Chairman stated that before we move to the administration of oaths he would like to do two other things that are normally in concert with this part. That is the reading of the resource documents that are utilized in consideration for making decisions and the Quasi-Judicial Statement.

Chairman read the list of documents that are used; 1) The Beaufort National Register Historic District comprehensive Survey, a resurvey of the 1970 survey compiled by Ruth Little in 1997, 2) Beaufort, an Album of Memories by Jack Dudley, 3) The Design Guidelines for the Beaufort Historic District and Landmarks 1994, revised 2008, 4) the Town of Beaufort LDO adopted 2013, 5) The 2012 NC Building Code Chapter 34, Existing Buildings and Structures section 3409 on historic buildings updated 2018, and 6) the Town of Beaufort Comprehensive Plan Update prepared by the East Carolina Counsel of Government adopted in 2012. Chairman stated that these documents are available online or they can be gotten through Town Hall. Next the Chairman read through the Quasi-Judicial statement and explained how this group works and that each of the hearings are evidentiary in nature. Chairman stated that State Law sets specific procedures and rules concerning how this Board makes its decisions. Chairman explained that witness must swear or affirm before giving testimony.

At this point Kyle Garner and Jeremy Ganey, staff members were sworn for their testimony. It was decided that this would carry through each case for Mr. Garner and Mr. Ganey. Mr. Garner stated that he felt it would be better if the witnesses were sworn individually as their cases were called.

New Business

- 1. Case # 20-06 301 Front Street Shutters & Exterior Stairs

Chairman opened case number 20-06, 301 Front Street, Shutters and Exterior Stairs.

Kyle Garner on behalf of the staff presented the case to the Board. He stated the applicant was Dillon Rose and he stated that Mr. Rose was present for the meeting. Mr. Garner went through the power point presentation and explained that the applicant was requesting to install operable shutters on the East, West and South elevations of the property. Mr. Garner stated that the applicant wanted to construct a stair case from the the ground to the second floor on the West side of the structure. Prior to the sale of the property in 2019 it was used as a Bed and Breakfast and was once recognized as The Cedars. Photos were provided by Mr. Rose as well as east and west side elevations showing where the stairs would be. Mr. Garner provided the Guidelines that would apply: Windows and Door Guidelines 6.4.9 and Accessibility and Life Safety Guidelines 6.8.1 and 6.8.2. Mr. Garner stated that staff was ready for questions or comments.

Chairman stated that he would asked the Board Members one by one if they had any questions or concerns. Chairman stated with Board Member Francis-Heckman; and she stated that her one question related to the trees that are in the back and if the stairway would affect them. Chairman at this time asked that Mr. Dillon Rose be sworn in. Mr. Rose stated that the where the stairs would

be built the trees would not be affected. Board Member McCune wanted to know what the material for the shutters would be and if they would be painted. Mr. Rose stated that it would be a synthetic composite that would look like wood and they would be painted. He stated that it is the same exact material used at 123 Front Street. Mr. Rose stated the color would be black and that the shutters would be operable. Board Member McCune also asked about the treads on the stairs and if they or the railings would be painted. Mr. Rose said they would be constructed of wood and the treads would be natural and the railings would be painted. Vice Chair Poling did not have any questions or comments. Board Member Sicklin stated that Board Member McCune had asked her questions. Board Member Stephens stated that he had a few questions concerning the stairs and the vegetation around the support post on the south west corner. Mr. Rose clarified that it would be vegetation there and not asphalt. Board Member Stephens also wanted to make sure that the stairs did not encroach on the shared driveway and Mr. Rose stated that they did not. Chairman Terwilliger stated that all of his questions had been answered. Board Member Francis-Heckman had an additional question concerning the shutters and whether there had been shutters on the house before. She stated that Guideline 6.4.9 states it is only appropriate to add shutters if they had been there before. Vice Chair Poling stated that 7.3.3 and 7.4.1 would cover this question on the shutters. After discussion, Board Member McCune found a picture in the Guidelines, on page 16, showing this house, 301 Front Street, as previously having shutters.

Chairman then asked for a motion on the Findings of Fact. Board Member Stephens made the following, having reviewed the record and having considered all evidence submitted and all oral testimony for case 20-06, I move that the Commission conclude the pending application meets the following design standards under the Design Guidelines for the Beaufort Historical District and Guidelines. Those findings and Guidelines by staff are 6.4.9, 6.8.1, 6.8.2. Mr. Garner asked Board Member Stephens if he wanted to add the Guidelines suggested by Vice Chair Poling and Board Member Francis-Heckman spoke up and stated no. Chairman stated that he felt it was okay since a picture had been found. Chairman asked for a second and Vice Chair Poling made the second. Secretary Winn poled the board and the vote was unanimous.

Chairman asked for a motion to approve the COA. Board Member Francis-Heckman made a motion to approve the COA, Board Member Sicklin made a second. Secretary Winn poled the board and the motion carried unanimously.

Chairman stated to Mr. Rose that the COA had been approved and that he would be receiving it with a letter from the Town shortly.

Chairman closed the discussion on 20-06.

2. Case # 20-07 1004 Ann St. - Historic Plaque

Chairman opened the discussion on 20-07, Request for Historic Plaque at 1004 Ann Street.

Mr. Garner presented the applicants request. He stated that the applicants wished the name to be The Mason-Parkin House circa 1897. There is information documented by Ruth Little describing the home as the John "Hopie" Mason House circa 1898. Mr. Garner stated that this is probably the most detailed, organized application that he has ever seen in a long time if not ever for a historic plaque. Applicable Guidelines found by staff are 4.2.1, 4.2.2 and 4.2.3. Mr. Garner stated that the applicants, Mr. and Mrs. Sanders were present.

Chairman asked that Secretary Winn swear in the Sanders and they requested to be affirmed.

Chairman asked the Sanders if they had anything to add. Mrs. Sanders stated that she would like to thank Mr. Garner for his kind words about their application and she thank the Board for their consideration.

Chairman poled each of the members and no one had any questions or concerns but they did express how wonderful the application was.

Chairman asked for a motion on a Finding of Fact. Board Member Stephens made the motion; Having reviewed the record and having considered all evidence submitted and oral testimony for

case 20-07, I move that the Commission conclude the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and the Landmarks, in particular the design standards of 4.2.1, 4.2.2 and 4.2.3, Vice Chair Poling made the second. Secretary Winn poled the Board and the motion carried unanimously.

Chairman asked for a motion to approve the COA. Board Member Stephens made the following; based on the foregoing Findings of Fact I move that the Commission conclude that the proposed project is not incongruous with the special character of the Historic District as a whole and that a COA for case 20-07 be issued. Vice Chair Poling made a second. Secretary Winn poled the Board and the vote was unanimous.

Chairman told the applicants their application had been approved and that they would be receiving their COA along with a letter from the Town within a few days.

Chairman closed the discussion around case number 20-07.

3. Case # 20-08 429 Front Street - Stucco Exterior

Chairman opened case number 20-08, 429 Front Street - Stucco Exterior. Chairman stated he knew that there were a couple of things to do first. Board Member McCune stated that she would need to recuse herself as she is a co-owner in this establishment. Chairman made a motion to allow Board Member McCune to recuse herself, Vice Chair Poling made the second. Secretary Winn poled the Board and the vote was unanimous.

Chairman opened the matter to Mr. Garner to present on behalf of the applicant, Mr. Joey McClure. Mr. Garner stated that the applicant is requesting to stucco the exterior on the east and west side facing brick to cover the very old and crumbling brick. The property is known as Clawson's Restaurant. A vicinity map was provided as well as pictures showing what the building currently looks like. Guidelines were provided by staff for The Brick Work and Masonry, 6.3.1, 6.3.4, and 6.3.8. Mr. Garner stated he would be happy to answer any questions and the Mr. McClure was also present and he would recommend going ahead and swearing him in. A request was made to see if anyone else was present on this matter. Hearing no one Chairman asked Secretary Winn to swear in Mr. McClure.

Chairman asked Mr. McClure if he had anything that he would like to say. Mr. McClure stated that the bricks are deteriorating and they the interior on the third floor as already been stuccoed due to this same reason over 20 years ago. He thanked the Board for their consideration. Mr. McClure stated that wanted to preserve the brick and keep further damage from happening.

Chairman stated that he would pole the Board individually. Board Member Francis-Heckman asked Mr. McClure about the shade of "white" he was proposing. Mr. McClure stated he was proposing to match the building next door and the color of stucco that they had on their building. Chairman, Vice Chair Poling, Board Member Sicklin and Board Member Stephens did not have any questions at that time.

Chairman opened the discussion around concerns from the Board members. Vice Chair Poling and Board Member Sicklin did not have any concerns. Board Member Francis-Heckman and Board Member Stephens both had concerns about the color and texture of the stucco and both were concerned that if it was bright white that it wouldn't match and the it would be too stark. Chairman agreed that there were some good points made. It was agreed by the Board that it would be easier to make a decision if they could see the color that they would be voting on. Chairman asked Mr. McClure if he would be okay with tabling the matter for 30 days, until the next meeting, so he could provide the Board with samples of the color he wished to use. Board Member Francis-Heckman, Board Member Sicklin, Board Member Stephens and Vice Chair Poling agreed this would be good.

Chairman made a motion to table the matter for 30 days until the next scheduled meeting of the HPC in order for the applicant to provide samples, Board Member Francis-Heckman made the second. Secretary Winn poled the Board and the vote was unanimous.

Chairman thanked Mr. McClure for his flexibility on this and he closed the discussion on case 20-10-08.

4. Case # 20-10 109 Middle Lane - Golf Cart Charging Station

Chairman opened discussion on case 20-10, 109 Middle Lane - Golf Cart Charging Station.

Board Member McCune raised her hand. Chairman stated he got ahead of himself. He stated he would like to make a motion to bring back in Board Member McCune. Board Member Francis-Heckman made the second. Secretary Winn poled the Board and the vote was unanimous.

With that discussion was opened for case 20-10 and Mr. Garner presented the staff report. He stated that the applicant is Brent Sinclair. Mr. Garner stated that the lot is currently vacant and that the applicant is requesting that a power pole be installed at the rear of the property for charging golf carts. Mr. Garner stated that this property did not appear in the 1997 Survey updated by Ruth Little. A vicinity map and photos of the property showing the pole were included in the packet. Also included were the Outside Utilities Guidelines, 8.3.1, 8.3.3 and 8.3.6. Mr. Garner stated that the applicants Brent and Jordan Sinclair are present and we also have the property owner, Ms. Fran Parsons. Mr. Garner asked if anyone would like to speak, Ms. Parsons stated she did not. Chairman asked Secretary Winn to swear in the Sinclairs'.

Chairman asked the Sinclairs if there was anything they would like to say before the Board asked their questions. Brent Sinclair stated that the primary purpose for renting the lot was for the golf carts and to have them in a location downtown that was convenient for the people who would be renting them. The pole is strictly for the use of charging the golf carts.

Chairman at this point began to pole the members of the Board. Board Member Francis-Heckman wanted clarification that the pole was already in place. Brent Sinclair stated that it was, that they had hired an electrician and that they had no idea that they needed to go before this board. Board Member McCune asked if they had plans to paint the pole and Brent stated they would be happy to paint it. Vice Chair Poling had no questions. Board Member Sicklin agreed with Board Member McCune that painting it would be a good idea. Board Member Stephens had concerns about it being a "temporary pole" and being an "eyesore" as it is. Board Member Stephens also asked if there was a problem with the property line and hooking up to the existing Duke Power Pole on the neighboring property. Brent Sinclair stated that he was led to believe by the electrician and Duke that there would be no problem. Brent stated that he had no idea that he needed to come before this Board first and that he had thought the electrician had handled everything. Chairman asked Brent if this was a permanent thing and he stated that it was hopefully going to be.

The Board discussed the matter and their concerns over the pole as well as the Guidelines and lines being run underground when possible. After consulting with the Town Attorney and more discussion over what the Guidelines allow Chairman asked for a Finding of Fact that would be specific in stating that it is congruous with 8.3.1 and 8.3.3 but not with 8.3.6. The Board discussed making this a temporary COA and having the applicant come back at the end of the year with a permanent plan for the charging station.

Chairman made the following Finding of Fact; having reviewed the record and having considered all of the evidence submitted and oral testimony for case 20-10, 109 Middle Lane, I move that the Commission conclude that the pending application meets the following design standards under the design guidelines for the Beaufort Historic District and Landmarks and that is Guidelines 8.3.1 and 8.3.3. In addition, Guideline 8.3.6 was not met and the proposal is not congruous with that Guideline. Board Member Stephens made a second. Secretary Winn poled the Board and the vote was unanimous.

Chairman made the following motion for a COA; based upon the foregoing Finding of Facts I move that the Commission conclude that the proposed project is not incongruous with the special character of the Historic District as a whole and the at a COA for case 20-10 be issued for the proposed work with the following stipulations, the approval is temporary and only lasts through

December 31, 2020, the pole, the proposed pole and electric equipment be painted green which compatible with other structures in the Town of Beaufort and that if the requester wants to move forward with service or wants to move forward pas the date of December 31, 2020, they need to come back before the Commission with revised plans to show complete compliance with the associated Guidelines in place at that time. Vice Chair Poling made the second. Secretary Winn poled the board and the vote was unanimous.

Chairman informed the Sinclairs that they would be receiving the COA and a letter from the Town in the next several days.

Chairman closed the discussion on 20-10.

5. Case # 20-11 120 Turner Street - Sign - Cru Bar

Chairman opened discussion on case 20-11, 120 Turner Street - Signs for Cru Bar.

Chairman asked Mr. Garner to present the staff report. Mr. Garner stated that the applicant, Ms. Celia Boneventura was present. Mr. Garner stated that the applicant was requesting two 25 square foot signs on the south side of the structure made of aluminum bond board. Mr. Garner stated that these would be on Middle Lane. Mr. Garner stated that project information was in 2010 a 70 square foot sign was approved and in 2012 a 16 square foot sign was approved but this sign was no longer there. Pictures were provided by the applicant showing what the sign would look like. Signage Guidelines were also provided by staff as, 8.6.1, 8.6.2, 8.6.3 and 8.6.5. Mr. Garner stated that this request was well under the square footage requirements because the applicant gets to use Turner Street as well as Middle Lane. Mr. Garner stated that the well meet the criteria.

Chairman asked that Ms. Boneventura be sworn and she stated she would like to be affirmed. At that point Ms. Boneventura made a statement concerning the current sign and how it could be confusing to people who didn't know what the establishment was and what they sold. She stated that the new signs would help to clarify exactly what Cru is and what they offer.

Chairman asked the Board if they had any questions or concerns. Board Member Francis-Heckman had none. Board Member McCune thank Ms. Boneventura for clarifying and stated she understood her reasoning. Vice Chair Poling had none. Board Member Sicklin had none. Board Member Stephens asked for clarification on the size of the sign based off what was said and was on page 86 of the packet. Ms. Boneventura stated that the signs would be 5 feet in diameter. Chairman had no further questions.

With no further questions or discussion Chairman asked for a motion on a Finding of Fact. Board Member Stephens made the following Finding of Fact, having reviewed the record and having considered all evidence submitted and oral testimony for case 20-12, I move that the Commission would conclude that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and its Landmarks Guidelines are included under signage on page 119, they are 8.6.1, 8.6.2, 8.6.3 and 8.6.5. Vice Chair Poling made the second. Secretary Winn poled the Board and the vote was unanimous.

Chairman asked for a motion on the COA. Vice Chair Poling made the following motion, based on the foregoing Finding of Facts I move that the Commission conclude that the proposed project is not incongruous with the special character of the Beaufort Historic District as a whole and that a COA for case 20-11 be issued for the proposed work. Chairman made the second. Secretary Winn poled the Board and the vote was unanimous.

Chairman told Ms. Boneventura that she would be receiving the COA and letter from the Town withing the next few days.

Chairman closed discussion on case 20-11.

6. Case # 20-12, 410 Front Street - Signage - Penland

Chairman opened discussion on case 20-12 410 Front Street - Signage Penland.

Chairman asked Mr. Garner to present the staff report. Mr. Garner stated that the applicant is 1. Amanda Penland and they are requesting to install an 8 square foot sign on the Front Street side of the building above the door and a 12 square foot sign on the rear of the building on the second floor. Earlier in February you approved ad COA granting 27 square foot signage for Beaufort Mercantile. Mr. Garner also stated that they are will within the total allowable square footage for signage based on the guidelines in the LDO. The applicants provided photos that were super-imposed showing what the proposed signage would look like on the building both front and back. Mr. Garner stated that staff provided the Guidelines for Signage which include, 8.6.1, 8.6.2, 8.6.3, and 8.6.5. Mr. Garner stated that the applicants also provided a sample of the wood like composite that would be used.

Chairman asked that the Penland's be sworn for their testimony and Secretary Winn administered the oath. Chairman asked if they had anything they would like to add and they just thanked the Board for considering their application.

Chairman stated he was going to ask the members of the Commission their thoughts, concerns or if they had questions. Board Member Francis-Heckman, none at this time. Board Member McCune, asked about the type of material to be used for the sign and whether it was an approved type of product. Board Member McCune stated she read in 8.6.1 that substitute materials that have the appearance of wood may be used. Board Member McCune asked the applicant if the sign on the front of the building above the awning would be centered and the applicant stated yes. Vice Chair Poling had no questions. Board Member Sicklin stated that she wanted to make a statement that she could totally understand why they want the sign above the awning because otherwise they would have a teeny sign on their door that would be hard to see. Board Member Stephens, stated he was curious as to why the signs were two different sizes. The applicant stated that the sign on the back is larger so it can be seen further away. Board Member Stephens stated that answer helped him with his second question and that was about the sign being on the railing. The applicant stated that the reason they are requesting it there is because the business before them had the sign in the exact same spot. Board Member Stephens said he felt if the sign was on the railing it was changing the look of the building and he wonder if it would be following the guidelines. Chairman stated that his comment was along the same lines as Board Member Stephens. He stated that he didn't have a problem with the signs just the placement of the sign on the railing. Chairman felt a better place for the sign would be on the building itself. He stated he know the applicants would probably have concerns on whether it could be seen in that location. The applicant stated that they had not thought about the sign being on the building but that they had seen other business with their signs on the railings. He did say that he agreed with the Chairman. Mr. Penland stated that his original option was for it not to be on the railing but Rob Wheatly and Home Port Realty, suggested they put the sign there. Board Member Stephens suggested that they look at Wind and Tide and how they hung their sign from the support beam. The applicant stated that they would doing it however the Board approves it. The applicant stated again that they submitted it they way the did because to the earlier stated reasons. Board Member Francis-Heckman stated that she was of the same opinion that it would look better hanging from the support beam. Vice Chair Poling stated she had a question for Mr. Garner about 400 Somerset Square and the issues that had been had there in the past with signage on the railings. Mr. Garner stated that he could testify that there were signs all over the railing on the front and back of that. Mr. Garner stated that the Homes Port Reality was in place for over 20 years. Mr. Garner stated it was a mix with the signs on the railings, some business have on the railings and some don't. Mr. Garner stated there was an issue with Somerset Square and that is why the signs are not there anymore. Chairman asked the applicants if the would be agreeable to putting the sign below the railing and putting it on the structure beam. Chairman agreed that putting the sign on the railing takes away from the over all aesthetics of the building.

Chairman then asked the Board how everyone else felt. Board Member Francis-Heckman, stated she would support it being on the support beam. Board Member McCune stated that she would like it to not be on the railings but she felt a 36" sign hanging off the support beam seemed a little large to her. She understood their reason for the size but felt a smaller size would be better. Vice

Chair Poling stated that she didn't have a problem with where it was positioned currently but she stated that she had also been through the Somerset issue. Board Member Sicklin stated that putting it on the support beam is fine and she agreed that the size presented was also fine. Board Member Stephens had one more question about the signs and if they were to scale in the pictures presented. The applicants stated that they were to the best of their abilities. Board Member Stephens asked if they used any calculations when putting the sign on the railing and the applicants stated it was as close as they could get it. Board Member Stephens stated if it could be put on the support beam he would be happy with that. Chairman stated that he believed that putting it on the support beam would be better and would preserve the look and feel of the structure.

Chairman asked for a motion for the Finding of Facts. Board Member Stephens made the following motion, having reviewed the record and having reviewed all the evidence submitted and oral testimony for case number 20-12, I move that the commission conclude that the pending application meets the following design standards under the Design Guidelines for the Beaufort Historic District and Landmarks under Signage Guidelines page 119, 8.6.1, 8.6.2, 8.6.3 and 8.6.5. Vice Chair Poling made the second. Secretary Winn poled the Board and the vote was unanimous.

Chairman stated he would make the motion for the COA. Based upon the foregoing Finding of Facts, I move that the Commission conclude that the proposed project is not incongruous with the special character of the Historic District as a whole and that a COA for case 20-12 be issued for the proposed work with the following amendment, the sign will be located on the structural beam below the railing, other than that everything else is approved. Vice Chair Poling made the second. Secretary Winn poled the Board and the motion carried unanimously.

Chairman told the applicants that their application was approved and that they would be receiving the COA and a letter from the Town within the next few days.

Chairman closed discussion as to case 20-12.

Public Comment

Chairman opened the public comment and stated that public comment at this time was anything concerning the Historic District. Chairman asked Mr. Garner if there was anyone on the meeting who wished to make comment. Mr. Garner stated that there was not. Chairman closed the public comments.

Commission / Board Comments

Chairman opened Commission/Board comments and stated that he would go first. He stated that first he would like to welcome Board Member Francis-Heckman to the team and that he looked forward to working with her. He stated that there were a couple of things that he wanted to go over. The first was there were two pending applications that have been waiting at least a month or more to be heard and that one of them was for significant structural changes. He stated that he and Mr. Garner had spoken and they would like to get these taken care of and was proposing a second meeting for June to try and handle these matters and if they could not reach a conclusion to table them to the next meeting. He stated to the Board that they could give their thoughts as he went around. Chairman stated that he had another thing that he wanted to bring up and that was a communication that happened about a month prior to the meeting concerning a fence that had been erected around by the Spouter. Chairman stated that anytime there is communication with all of the members and also the Board of Commissions then that is considered a legal meeting and as such it has to be open to the public. For your edification Mr. Garner brought this to my attention back when it was requested by the new owners who purchased it from the Spouter. Mr. Garner called me and we discussed it. This is a temporary fence by the new owners in order for them to do some improvements to the bulk head from the fire, they need to re-grade the lot and they need to do some other things. The owner hasn't finalized his plans as to what he wants to do with the lot. Chairman stated that any plans would have to come before the Commission as the lot is in the Historic District. Chairman stated that Mr. Garner asked him if he was okay with that and Chairman told him as long as it was temporary and at maximum it would be one year. Chairman stated he believed the time would be shorter. Chairman stated that he didn't want the Commission to think that discussions were going on behind anyone's back. This was done under an

emergency, temporary decision based on the destructive nature of the fire and the repairs that have to be made. Chairman told the Board two things as he goes around the table, let him know thoughts on an additional meeting for the two additional items and then to let him know if there were additional questions or concerns regarding the fence.

Board Member Francis-Heckman stated that she was honored to be able to step in and assume a position that Nancy held. She stated that Nancy loved the Town and historic preservation. She stated that she was glad that the Commission was finally able to meet. She stated that she was open to a second meeting but she would be out of town at the end of the month. She stated that she could attend if it was through Zoom. Board Member Francis-Heckman stated that she didn't have an issue with the fence only in how does the Board communicate and the height of the fence being six feet. She didn't understand the fence being one year but one that was voted on in the meeting tonight was six months. She feels there needs to be consistency. She stated she looks forward to working with the board.

Board Member McCune, welcomed Board Member Francis-Heckman and stated that she looked forward to working with her. She stated that on the matter of the fence she understood that it was removing an eyesore and it is a public safety issue. She stated she understood the dock is in disrepair and that they wouldn't want to endanger the public. She stated she wished there had been a more public way to deal with it. She stated she was glad to hear that there is a definite deadline and she hopes it is in writing to be legally enforceable.

Vice Chair Poling welcomed Board Member Heckman. She stated that everyone had covered her commentary on the fence. She stated that she did have a question about the Ferry Booths across from Town Hall and signage. She stated that there are two new signs up there and she felt as though that was something that should go through the Commission. She didn't know if they were an upcoming issue but she wanted to state that there are two new signs there.

Board Member Sicklin, welcomed Board Member Francis-Heckman. She stated to Secretary Winn and Chairman that she would not be in Town June 11th through June 21st and that where she would be had limited WIFI reception.

Board Member Stephens, welcomed Board Member Francis-Heckman. The fence, he stated he wanted to make sure that everyone had the Guidelines on the fences. He stated that the Guidelines as written go against what was installed. He stated that he wrote down Guidelines 8.2.3 and also the Zoning Guidelines, Chapter 8. He read the first sentence from 8.2.3 which deals with the height requirement not being over four feet for the front yard. He stated that the fence is over 6'4" tall. He also read from Chapter 8 about fences being compatible with the surrounding street scape as well as the structure and material on the site dealing with placement. He stated that he hoped there was a date one it. Board Member Stephens also voice his concern about it being a one year temporary when another temporary COA was approved for only six months at this meeting. He stated that he hoped that the timeline was in the permitting process because the applicant also has another structure under construction that has been a long time coming. Board Member Stephens stated it is a beautiful fence but it is against our Guidelines. He stated the fence is beautiful but doesn't understand why it had to be so tall. He stated it could have been four feet and had proper signage. He stated that as far as what Vice Chair Poling said about the signage down by the Ferries, he sees it every day as he drives by. He said he didn't know if the Board needed to do something or just bring it to the attention of the Chairman and Mr. Garner. Board Member Stephens stated that he feels the Historic District needs to be policed or the Commission is not doing what they need to do.

Chairman closed Board comments.

Staff Comments

Chairman I will let Mr. Garner and staff address a few things and I know that he has gotten an update relative to the Guidelines.

Mr. Garner thanked the Chairman for his explanation concerning the fence and he gave a brief update to how the fence was constructed and also that it was still part of the Demolition Permit this is good for one year.

Mr. Garner then moved on to introduce a special guest who had been watching all evening and taking notes, Mr. Phil Thomason who the consultant going over the Guidelines. Mr. Garner stated that before he went further that he wanted to thank Dee, Jeremy and Jill for working hard and getting everything together for the Zoom meeting. Mr. Garner asked Ms Quattlebaum to explain public hearings and the need to hold open any decisions for public hearings. Ms. Quattlebaum stated that Kyle was correct and that the HPC had the authority to hold Pubic Hearings but she stated that there were no public hearings at this meeting. She stated that the rule applied only to Public Hearings in a remote setting such as a Zoom meeting. She stated that Quasi Judicial hearings like this are absolutely not public hearings as they are limited to the people who have standing in a particular issue. Ms. Quattlebaum told the Commission that they did not have to come back for any issue from this meeting.

Mr. Garner stated with that he would turn it over to Mr. Thomason. Mr. Thomason stated that he was sorry that he has not been able to meet everyone in person yet but with the circumstances that had not been possible. He stated that they have been working on the Resiliency part and that he has sent it to Mr. Garner for review. He also stated they are going through the different chapters for revisions. Mr. Thomason stated that he hoped to be able to come to Beaufort by the end of the month but that depended on the situation and quarantining. He stated that he enjoyed the meeting and took lots of notes.

Adjourn

Chairman asked for a motion to adjourn. Board Member McCune made a motion, Chairman Terwilliger made a second. Secretary Winn poled the members and the vote was unanimous to adjourn the meeting.

Robert Terwilliger, Chairman

Denice Winn, Secretary to the Commission



Town of Beaufort, NC

701 Front St. - P.O. Box 390 - Beaufort, N.C. 28516
252-728-2141 - 252-728-3982 fax - www.beaufortnc.org

**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Monday, July 7, 2020 – Virtual Meeting via Zoom**

AGENDA CATEGORY: Old Business
SUBJECT: Case # 20-08 429 Front Street - Stucco Exterior

BRIEF SUMMARY:

- Cover east and west facing brick walls on the 2nd floor with stucco to reinforce and seal very old and crumbling bricks.
- At the June HPC meeting the applicant was asked to bring a color sample of the stucco. The applicant has done so and provided a sample that was delivered to each member so as to see the exact color.

REQUESTED ACTION:

Render a decision on the Findings of Fact & COA

EXPECTED LENGTH OF PRESENTATION:

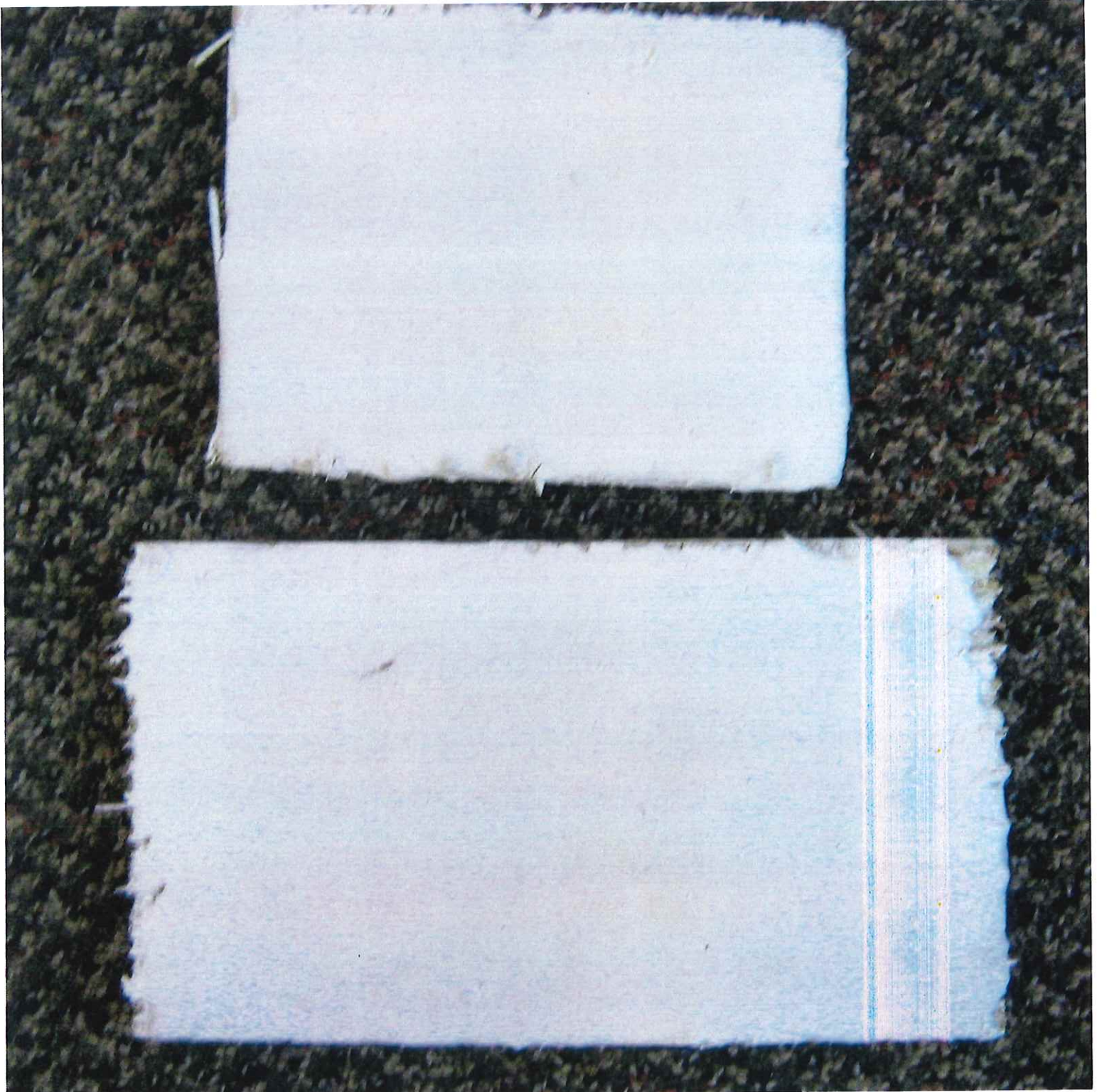
10 Minutes

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A





BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: April 7, 2020
Case No. 20-08

Request: Cover east and west facing brick walls on the 2nd floor with stucco to reinforce and seal very old and crumbling bricks.

Applicant: Joey McClure
 429 Front Street
 Beaufort, NC 28516

Property Information:

Owners: Beaufort Investments, LLC
Location: 429 Front Street

Project Information:

In the District Survey, updated by Ruth Little, the structure is described as Commercial Building c. 1910. 2 story Classical Revival commercial building, similar to 421 Front Street with buff brick veneer façade, round-headed 1/1 sash, stone lintels with keystones, pilastered bays, a corbelled and dentilled cornice, and roof line balustrade. Storefront has been altered, but upper story remains relatively intact except for replacement windows. Built between 1908 and 1913. Was a grocery store in 1913.

Material:

- See Application

Color:

Color samples are to be presented during the meeting.

Attachments:

- Vicinity Map
- Adjacent Property Owners list
- COA Application, including photographs

Staff Findings:

Brickwork and Masonry Guidelines

6.3.1. Retain and preserve historic brick and masonry elements, including walls, chimneys, foundations and retaining walls. Preserve masonry elements that are character-defining features of the building or property. Repair and restore historic masonry elements, rather than replace.

6.3.4. Water-repellant sealers are generally not appropriate because they may trap moisture, causing deterioration or discoloration.

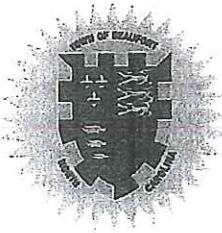
6.3.8. Avoid painting masonry surfaces that were not painted historically.

BHPC Case 20-08 429 Front Street - Exterior Stucco



<u>OWNER</u>	<u>MAIL_HQ1</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>MAIL_STA</u>	<u>MAIL_Z1</u>	<u>MAIL_ZI</u>	<u>MAIL_ADD2</u>
BEAUFORT INVESTMENTS LLP	608	ANN STREET	BEAUFORT	NC		28516	
BEAUFORT INVESTMENTS LLP	608	ANN STREET	BEAUFORT	NC		28516	
CAPANNA,PALOMA A	127	MIDDLE LANE	BEAUFORT	NC		28516	
IRA SERVICES TRUST COMPANY	104	TAYLORS CREEK LN	BEAUFORT	NC		28516	
RISSER,MARGARET PINER	118	MOORE STREET	BEAUFORT	NC	2129	28516	
TAYLOR'S CREEK ENTERPRISES LLC			BEAUFORT	NC		28516	PO BOX 2037

**CERTIFICATE OF APPROPRIATENESS APPLICATION
FOR PROJECTS WITHIN THE BEAUFORT HISTORIC DISTRICT**



Instructions:

Please complete the application below and include all attachments as noted on page 2 of this application along with a **\$50.00 application fee** and return to the Beaufort Town Hall; 701 Front Street or P.O. Box 390, Beaufort, N.C. 28516. Incomplete applications will not be processed and **will be** returned to the applicant. Please contact Town Hall at 252-728-2142 if there are any questions.

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: CLAWSON'S Restaurant

Applicant Address: 429 Front street

Business Phone: 728-2133 Email/Cell: JoeyM@clawsonrestaurant.com

Property Owner Name: Joey McClure (Beaufort Investment)

Address of Property: 429 Front St

Phone Number: 252 240 9252 Email/Cell: above

PROJECT INFORMATION

Detailed description of the Proposed Project (please attach additional pages if necessary):

reinforce & seal old brick on side walls of clawson's. using material & color to match our neighbors at 421 front.

Estimated Cost of Project: \$ 5,000

Year House Built: 1905 ish

Joey M
Applicant Signature

3-16-20
Date

Property Owner Signature (if different than above)

Date

An application fee of \$50.00, either in cash, money order, or check made payable to the "Town of Beaufort" must accompany this application (a credit or debit card payment can be made in person at Town Hall). The complete application, payment, and supporting material must be received by Town Staff by the posted submittal dates noted on the Historic Preservation's calendar found on the Town's website at www.beaufortnc.org. The Commission meets regularly on the first Tuesday of the month unless it is a holiday.

OFFICE USE ONLY

Received by: _____

Reviewed for Completeness: _____

Date: _____

Date Deemed Completed and Accepted: _____

3-16-20

Proposal for 429 Front Street (Original Clawson’s Grocery building)

Our proposal is that the Commission consider allowing us to reinforce and seal the very old and crumbling bricks on the East and West facing side walls of the 2nd floor of Clawson’s. The material to be used would match that used on the Island Traders building next to us. It would match in both material and color so as to be consistent with the appearance of our neighbors building that is of very similar structure and design.

Our side brick walls are old, crumbling and leak badly when exposed to wind driven rain. During hurricane Florence we had major water intrusion that damaged interior wall board, ceilings and antique pictures. We also had major mildew problems that took weeks to resolve. We would like to use the same masonry treatment that our neighbors at 421 front Street (island traders) have used to reinforce and seal their brick walls with. Both buildings are similar in design, structure and in appearance. We would like to repair our 2nd floor exterior West and East side walls to match their structure and appearance.

Attachments for Certificate of appropriateness (COA)

List of Adjacent Property Owners to 429 Front Street (Original Clawson’s Grocery Building)

- 431 Front Street, Taylors Creek Enterprises, 431 Front Street Beaufort NC
- 421 Front Street, Margaret Piner Risser, 118 Moore Street Beaufort NC
- 114 Middle Lane, Beaufort Investment Partnership
- 128 Middle Lane, Beaufort Investment Partnership

Materials used

White stucco type masonry filler / sealer to match our neighbors existing treatment.

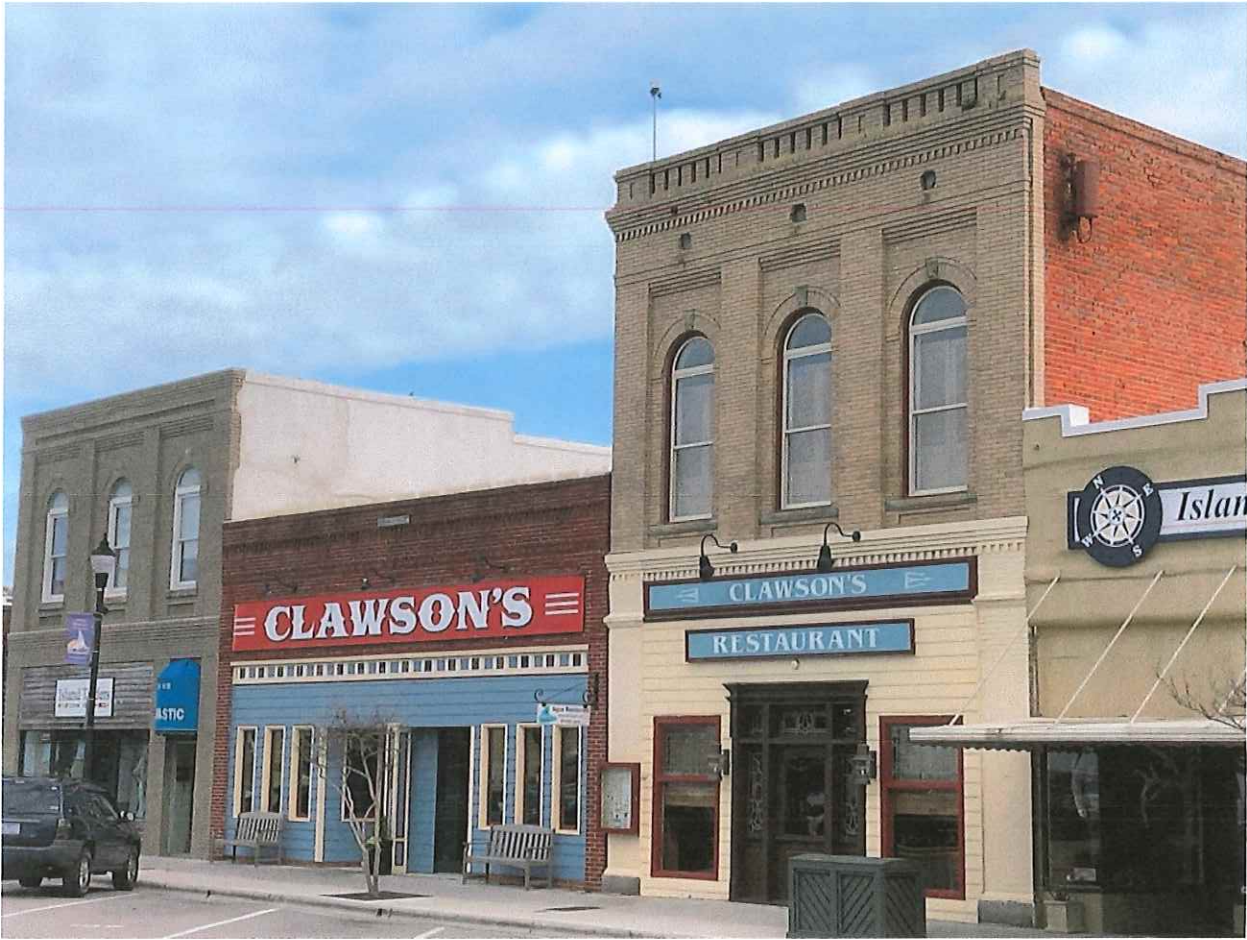
Carteret County, N.C.



March 16, 2020

The information displayed by this website is prepared for the inventory of real property found within this jurisdiction and is compiled from records, deeds, plats, and other public records and data. Users of this information are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this site. Carteret County assumes no legal responsibility for the information contained on this site. Carteret County does not guarantee the accuracy of the data and map services will be available to users without interruption or error. Furthermore, Carteret County may modify or remove map services and access methods at will.

429 Front Street W+E sides
 APPROX 75' OF OLD BRICK
 TO BE SEALED & REINFORCED



Looking NW at our building at 429 Front street (Building with blue Clawson's Restaurant sign)with existing side walls with untreated brick proposed to be reinforced and sealed with white "stucco type" material and also looking at our neighbors treated brick side wall at 421 Front Street (existing Island Traders building)



Looking NE at 429 Front Street (Blue Clawson's Restaurant Sign) Untreated brick side wall proposed to be reinforced and sealed with white "stucco type" material to match our neighbors at 421 Front Street (Island Traders).



Looking NE at 421 Front street
Our Neighbor has the very same “ Stucco type” masonry treatment we are proposing on a building whose design and structure is very similar to our building.



Town of Beaufort, NC

701 Front St. - P.O. Box 390 - Beaufort, N.C. 28516
252-728-2141 - 252-728-3982 fax - www.beaufortnc.org

**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Monday, July 7, 2020 – Virtual Meeting via Zoom**

AGENDA CATEGORY: New Business
SUBJECT: Case # 20-05 308 Moore Street - Demolition

BRIEF SUMMARY:

- Demolition of the main house and small outbuilding at 308 Moore Street.
- On March 2, 2020 the Planning & Inspections received an email from Mr. John Wood of the State Historic Preservation Office as to the need for this historic structure to be demolished due to extensive termite damage. In an effort to aid the Commission Mr. Wood will be in attendance at the April hearing to provide testimony and information regarding the property.

REQUESTED ACTION:

Conduct Quasi-Judicial Hearing and render a decision on the Findings of Fact & COA

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: June 17, 2020
Case No. 20-05

Request: Demolition of the main house and small outbuilding at 308 Moore Street.

Applicant: Donald Patterson
 206 East Gravers Lane
 Philadelphia, Pa 19118

Property Information:

Owners: Donald Patterson
 Location: 308 Moore Street

Project Information:

On March 2, 2020 the Planning & Inspections received an email from Mr. John Wood of the State Historic Preservation Office as to the need for this historic structure to be demolished due to extensive termite damage. In an effort to aid the Commission Mr. Wood will be in attendance at the April hearing to provide testimony and information regarding the property.

In the District Survey, updated by Ruth Little, the structure at 308 Moore Street is described as the Parsons House c. 1880. 1 1/2 story, 3-bay, side gable house with plain siding, boxed cornice, cornerboards, 1 exterior brick end chimney, 6/6 and 2/2 sash, and a hipped porch with replacement chamfered posts and replacement turned railing. No 18th century fabric is evident on the exterior. House appears to be built about 1880.

C House Altered C 1890 – 1-story, 4-bay, side gable cottage moved to rear of 308 Moore St. after 1950. Now being used as a potters shop. Flush eave, 4/4 sash, 4 panel doors and added engaged porch.

Material:

- Photos and John Wood Report

Color:

Color samples are to be presented during the meeting.

Attachments:

- Vicinity Map
- Adjacent Property Owners list
- COA Application, including photographs
- John Wood Email

Staff Findings:

Demolition of Buildings Guidelines

10.1.1. Choose demolition only as a last resort. Property owners of contributing buildings should design the replacement building to reflect the demolished building's height, scale, massing and location. Applicants will have a heavy burden to demonstrate to the HPC that a replacement building with different height, scale, massing as the previously existing building is congruous with the Historic District.

10.1.2. Document the historic resource prior to demolition. Documentation shall take the form of black and white photographs, and color digital photographs of the building, structure, or site's principal elevations, architectural elements (both in exterior and interior), and special features. Measured drawings of the resource may also be required. The HPC shall determine on a case-by-case basis the extent of documentation required and the parties responsible for producing such documentation. The documentation shall be submitted to the HPC and become a permanent record of the Town of Beaufort.

10.1.3. Salvage architectural features and building materials for reuse or study. Contact antique dealers and used building supply establishments to arrange for removal. Consider donations of items to interested non-profit organizations or museums or the NC-SHPO.

10.1.4. Minimize ground-disturbing activities during demolition to avoid damage to potential unknown Archaeological resources.

10.1.5. Retain mature trees on site.

10.1.6. Clean the site thoroughly of all building debris and leave the lot properly graded and seeded.

BHPC Case 20-05 308 Moore Street - Demolition

Legend

- NCHPOpoints
- Tax_Parcel_Data



<u>OWNER</u>	<u>AIL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>L_ST</u>	<u>MAIL_ZI</u>	<u>MAIL_ADD2</u>
GAULDEN PROPERTIES LLC	226	KALMIA DRIVE	DURHAM	NC	27703	
HAMRICK,RICHARD L ETUX JENNIFE	2234	THE CIRCLE	RALEIGH	NC	1448 27608	
MACKEY,LYSA K ETVIR JAMES G	102	HOLLY LANE	BEAUFORT	NC	28516	
MILLS,STEPHEN D ETUX ETAL			SNOW CAMP	NC	27349	PO BOX 520
PATTERSON,DONALD C ETUX ELIZAB	206	EAST GRAVES LANE	PHILADELPHIA	PA	19118	
TUTTLE,JOHN R JR ETUX NANCY			ATLANTIC BEACH	NC	28512	PO BOX 83
VICK,WILLIAM TEMPLE	144	NORTH HARBOR DRIVE	BEAUFORT	NC	28516	
WILSON,MAMRE	302	MOORE STREET	BEAUFORT	NC	28516	

Kyle Garner

From: Wood, John <john.p.wood@ncdcr.gov>
Sent: Monday, March 02, 2020 2:05 PM
To: Jeremy Ganey; Kyle Garner
Subject: RE: [External] 308 Moore St

You hate to lose a contributing structure in your district and from the street it does not look too bad, but the majority of the house's structural framing system has been severely damaged by termites. This is probably the most extensive termite damage that I have seen in all my years working for the state. All of the historic interior finishes had been changed over time and now all finishes have been removed.



John P. Wood
Preservation/Restoration Specialist
NC State Historic Preservation Office
NC Dept. of Natural and Cultural Resources
Phone: (252) 830-6580, extension 225
john.p.wood@ncdcr.gov

117 West Fifth Street | Greenville, North Carolina 27858

***This message does not necessarily represent the policy of the N.C. Department of Natural and Cultural Resources*

*** E-mail messages to and from me, in connection with the transaction of public business, are subject to the North Carolina Public Records Law and may be monitored and/or disclosed to third parties.*

From: Jeremy Ganey <j.ganey@beaufortnc.org>
Sent: Thursday, February 27, 2020 2:01 PM
To: Wood, John <john.p.wood@ncdcr.gov>; Kyle Garner <k.garner@beaufortnc.org>
Subject: RE: [External] 308 Moore St

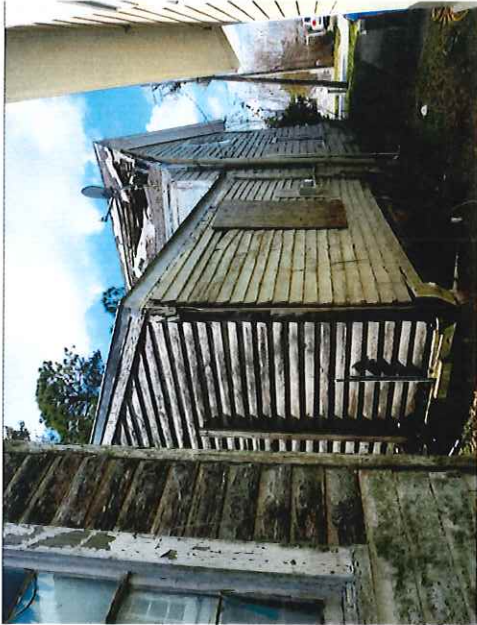
CAUTION: External email. Do not click links or open attachments unless you verify. Send all suspicious email as an attachment to report.spam@nc.gov

OK, that makes sense. What is your opinion on the demolition of the structure? They've picked up a permit, but haven't submitted it yet.

Thanks.

Jeremy Ganey
Code Enforcement/Building Inspector
Town of Beaufort
(252) 728-2142
701 Front St 28516











Town of Beaufort, NC

701 Front St. - P.O. Box 390 - Beaufort, N.C. 28516
252-728-2141 - 252-728-3982 fax - www.beaufortnc.org

**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Monday, July 7, 2020 – Virtual Meeting via Zoom**

AGENDA CATEGORY: New Business
SUBJECT: Case # 20-09 105 Gallants Lane - Enclosure & Exterior Paint

BRIEF SUMMARY:

Enclose 1st floor area to give appearance of a raised foundation similar to other surrounding homes and paint the exterior yellow.

REQUESTED ACTION:

Conduct Quasi-Judicial Hearing and render a decision on the Findings of Fact & COA

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, AICP, Planning Director
Date: June 17, 2020
Case No.: 20-09

Request: Enclose 1st floor area to give appearance of a raised foundation similar to other surrounding homes and paint he exterior yellow.

Applicant David Choate
 105 Gallants Lane
 Beaufort, NC 28516

Property Information:
 Owners: Same as Applicant
 Location: 105 Gallants Lane
 PIN: 730617015614000

Project Information: The Gallants Landing Project was developed prior 2008 so Historic District Guidelines were not applied to this project at its construction.

- Proposed work:**
- See Applicants – Description on COA Application
 - Applicant – Has submitted paint sample to be submitted as evidence at the hearing.

- Attachments:**
- COA Application
 - Vicinity Map
 - List of Adjacent Property Owners

Paint and Exterior Colors Guidelines

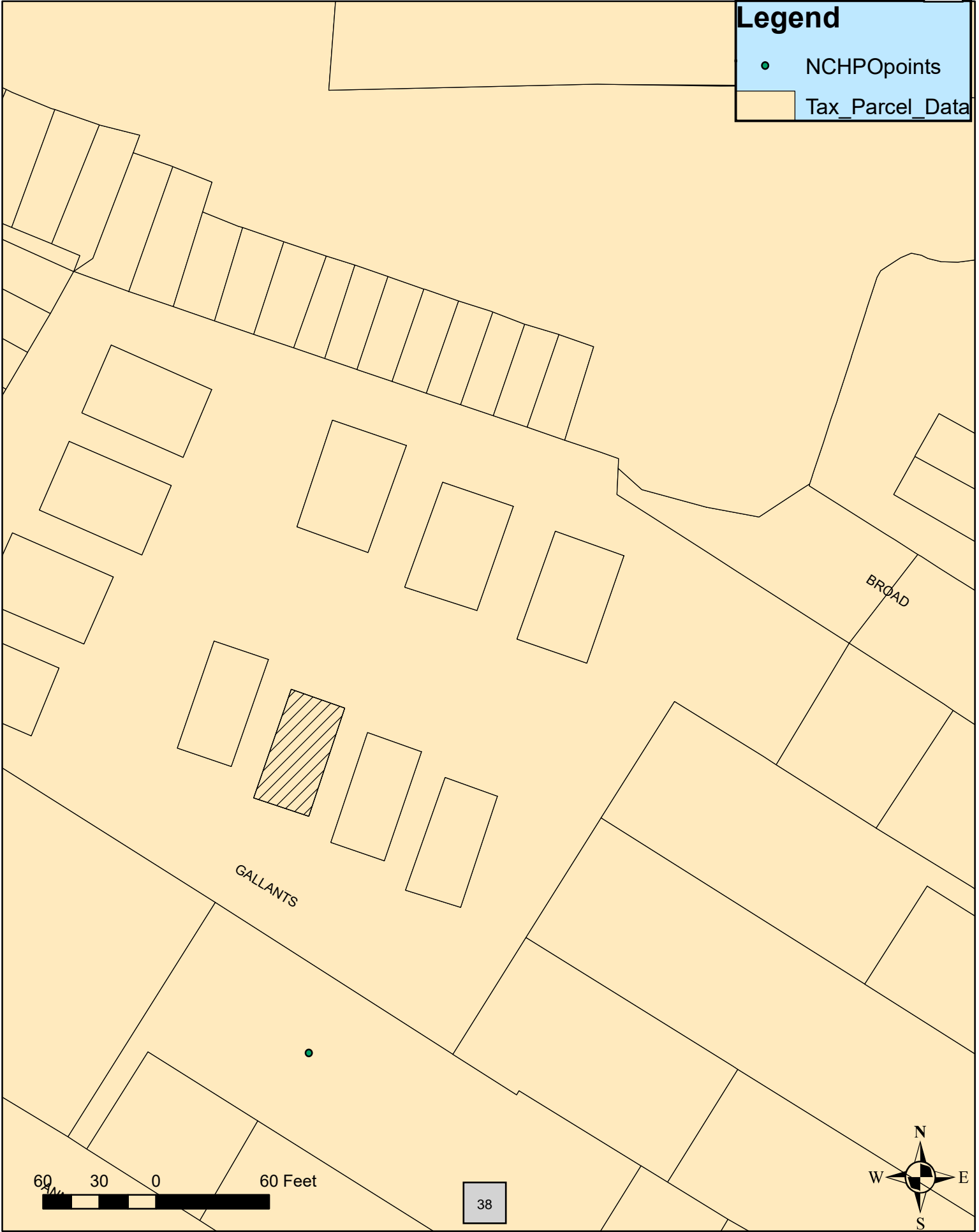
- 6.7.2 Determine the building's style and period and consult with the HPC or reference sources for the most appropriate paint colors. Use paint colors that are appropriate for the style and period of the subject property and that accentuate the building's architectural features.

Additions to Historic Buildings Guidelines

- 7.8.1. Where possible, locate new additions at the side or rear so that they have a minimal impact on the façade and other primary elevation of the affected building or adjacent properties.
- 7.8.2. The overall proportions of a new addition should be compatible with the existing building in height, scale, size and massing so as not to over-power it visually. A new addition should never be taller or wider than the original structure unless required by code or a non-aesthetic functional requirement. Observe the principle of "additive massing" where the original structure remains dominant and the additions are adjoining and smaller masses.
- 7.8.3. The design elements of a new addition should be compatible with the existing building in terms of materials, style, color, roof forms, massing proportion and spacing of doors and windows, details, surface texture, and location. Contemporary adaptations of the original which clearly look like an addition and reflect the period of construction are encouraged.
- 7.8.4. Additions should be constructed so that they can be removed from the original building in the future without irreversible damage to significant features.
- 7.8.8 Foundations should be similar to or compatible with the existing foundations in material, color, detailing, and height. SEE FOUNDATIONS GUIDELINES.

Legend

- NCHPOpoints
- Tax_Parcel_Data



OWNER	AIL_HOU	MAIL_ST	MAIL_CITY	IL_ST/AIL_Z/AIL_ZI5
GALLANTS LANDING OWNERS ASSOC	14204	WYNDFIELD CIRCLE	RALEIGH	NC 27615
SELLARS,ASHLEY H ET VIR JULIAN	107	GALLANTS LANE	BEAUFORT	NC 28516
CHOATE,DAVID M ET UX HEATHER L	109	GREY BARN ROAD	JACKSONVILLE	NC 3835 28540
HAWKINS,DAVID D ET UX ELLEN R	2733	ANDERSON DRIVE	RALEIGH	NC 27608

CERTIFICATE OF APPROPRIATENESS APPLICATION FOR PROJECTS WITHIN THE BEAUFORT HISTORIC DISTRICT



Instructions:

Please complete the application below and include all attachments as noted on page 2 of this application along with a **\$50.00 application fee** and return to the Beaufort Town Hall; 701 Front Street or P.O. Box 390, Beaufort, N.C. 28516. Incomplete applications will not be processed and **will be** returned to the applicant. Please contact Town Hall at 252-728-2142 if there are any questions.

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: DAVID M CHOATE

Applicant Address: 105 GALLENTS LANE

Business Phone: 910-455-2393 Email/Cell: 910-389-0211

Property Owner Name: DAVID M CHOATE

Address of Property: 105 GALLENTS LANE

Phone Number: 910-389-0211 Email/Cell: 910-389-0211

PROJECT INFORMATION

Detailed description of the Proposed Project *(please attach additional pages if necessary)*:

BUILD IN UNDER 2 ND FLOOR PORCH TO MATCH THE SIDES AND BACK OF THE HOUSE WITH THE SAME MATERIAL AS EXISTTING. TO GIVE A APPEARANCE OF A RAISE FOUNDATION

Estimated Cost of Project: \$ 6000.00

Year House Built: 2007

DAVID M CHOATE DAVID M CHOATE
Applicant Signature

03-16-2020
Date

Property Owner Signature (if different than above)

Date

An application fee of \$50.00, either in cash, money order, or check made payable to the "Town of Beaufort" must accompany this application (a credit or debit card payment can be made in person at Town Hall). The complete application, payment, and supporting material must be received by Town Staff by the posted submittal dates noted on the Historic Preservation's calendar found on the Town's website at www.beaufortnc.org. The Commission meets regularly on the first Tuesday of the month unless it is a holiday.

OFFICE USE ONLY

Received by: _____

Reviewed for Completeness: _____

Date: _____

Date Deemed Completed and Accepted: _____

2.

Google Maps



Map data ©2020, Map data ©2020 20 ft





Sellers House



Hawkings House



SAM & ASHLEY SELLERS
107 GALLANTS LANE
BEAUFORT NC 28516
HOME 252-728-3735

DAVID & ELLEN HAWKINS
103 GALLANTS LANE
2733 ANDERSON DRIVE
RALIEGH, NC 27608
CELL 919-422-3357

PRENTISS & JOAN BAKER
104 GALLANTS LANE
1615 OBERLIN ROAD
RALIEGH NC 27608
CELL 919-422-1789

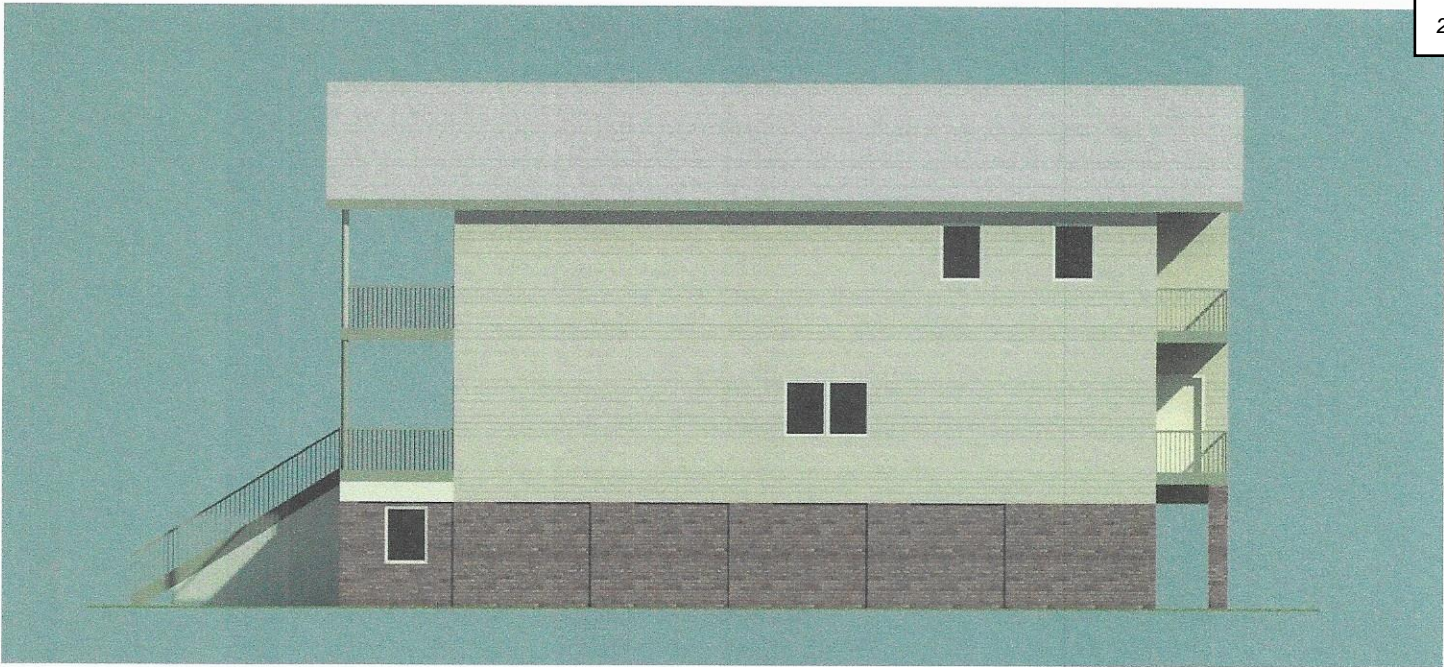
All dimensions _size designations given are subject to verification on job site and adjustment to fit job conditions.



This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

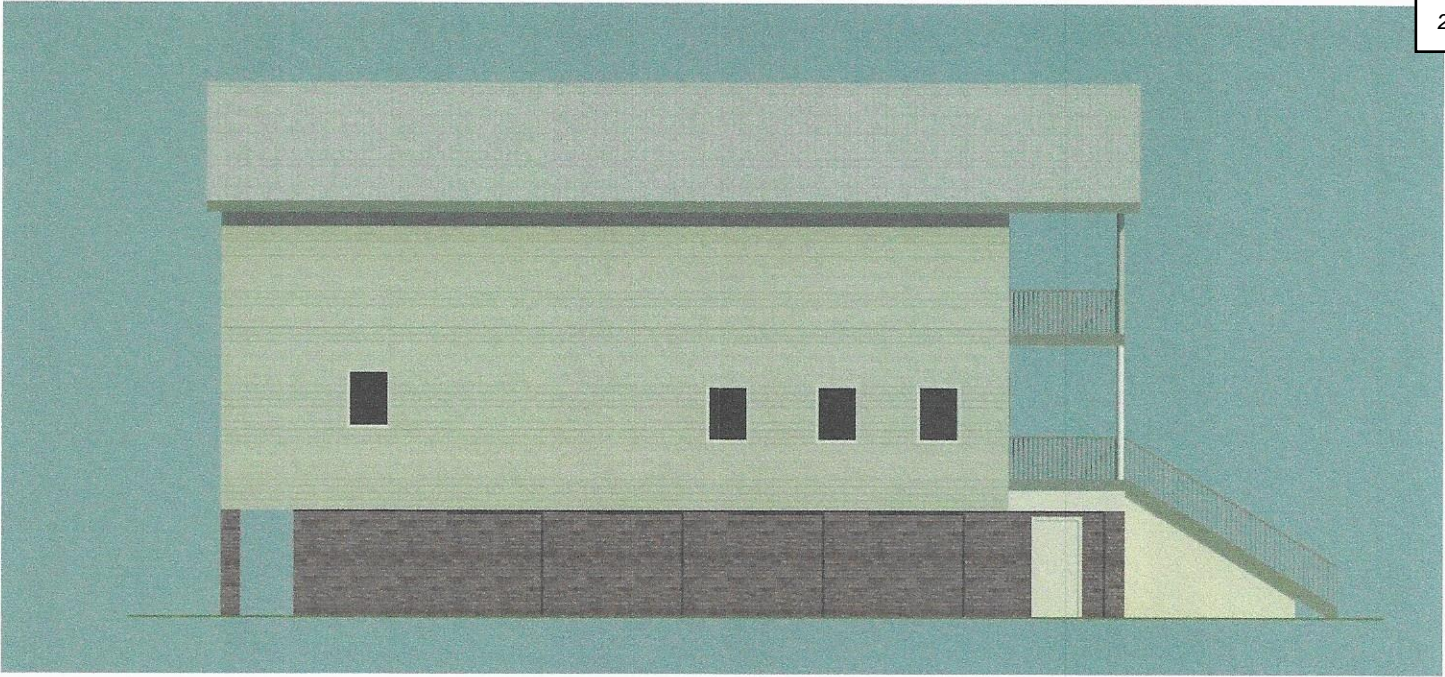
Designed: 3/17/2020
Printed: 3/17/2020











Georgian and Federal Styles Georgian and Federal Style houses are relatively rare in Beaufort. They represent a conscious attempt at a new style, rather than just a refinement of the earlier coastal and Beaufort style cottages. Classical precepts of order, symmetry, and detailing were hallmarks of the Georgian and Federal styles. Often, an older house in Beaufort was remodeled in either of these later styles by the addition of a new doorway with classical surround, some classical trim along the cornice, or the addition of a portico. Characteristic Georgian and Federal style features include:

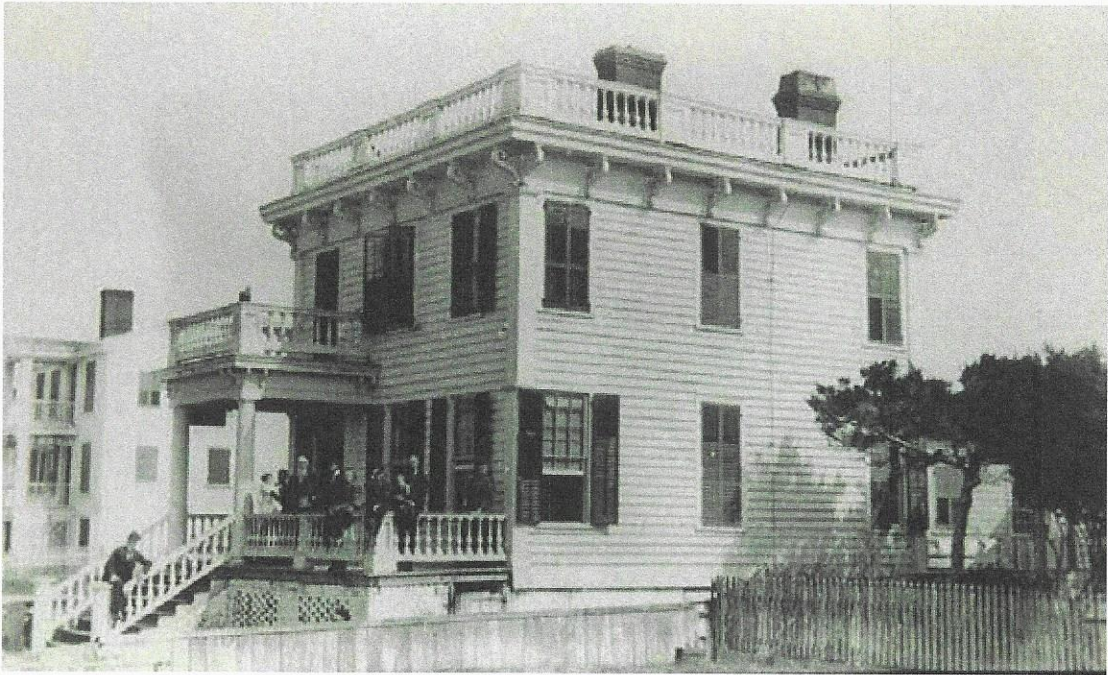
- A symmetrical three- or five-bay façade with a centrally placed door and evenly spaced window openings.
- Use of a side-gable or hipped roof.
- Chimneys placed near or at the peak of the gable.
- Classically inspired wooden decoration around door and window openings, along the cornice, and at gable ends. Most of this ornament is derived from builder's manuals or carpenter's guides circulated among the trade. Most ornament is concentrated around the main entrance and on the façade.
- Decoration in the Federal style is attenuated and delicate, particularly for interior mantels.
- Windows with 9/6, or 9/9 double hung sash. There is sometimes a diminution in window size between the first and second stories on the façade, giving a false impression of height.
- In Beaufort a small porch or gable roofed portico is typical, sometimes with classical columns in the Doric or Ionic order. Federal-style moldings, particularly on porch columns, are more refined in execution than was true in the Georgian period.



Federal Style; Mace House (c. 1831), 619 Ann Street

DESIGN GUIDELINES FOR THE BEAUFORT HISTORIC DISTRICT & LANDMARKS

1994, REVISED 2008



2.



Yellow Sidings Color to Replace Blue

Actual



Town of Beaufort, NC

701 Front St. - P.O. Box 390 - Beaufort, N.C. 28516
252-728-2141 - 252-728-3982 fax - www.beaufortnc.org

**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Monday, July 7, 2020 – Virtual Meeting via Zoom**

AGENDA CATEGORY: Signage
SUBJECT: Case # 20-13 600 Front Street - Signage – Pirate Tours

BRIEF SUMMARY:

To install two 12.8 sq. ft. signs and one 6.25 sq. ft. sign for a total of 31.85 sq. ft. for Beaufort Pirates Revenge LLC on the front, back and side of the ticket booth.

REQUESTED ACTION:

Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Kyle Garner

BUDGET AMENDMENT REQUIRED:

N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: June 25, 2020
Case No.: 20-13

Request: To install two 12.8 sq. ft. signs and one 6.25 sq. ft. sign for a total of 31.85 sq. ft. for Beaufort Pirates Revenge LLC on the front, back and side of the ticket booth.

Applicant: Beaufort Pirates Revenge LLC
 600 Front Street
 Beaufort, North Carolina 28516

Property Information:

Owner: Town of Beaufort
Location: 620 Front Street
PIN: 730505291483000

Project Information:

Material: Metal
Color: See Attached Sign Sample.

Attachments:

- Vicinity Map
- List of Adjacent Property Owners
- COA Materials from Applicant.

Guidelines:

Signage Guidelines (pg. 119):

- 8.6.1. Use traditional materials found in the district, such as wood and metal for new signage. Substitute materials that have the appearance of wood are allowed. Plastic signs, flashing signs, or portable mobile signs, except those listed in item 9, are not allowed in the historic district. Interior neon signs larger than 10” by 18” that are located within five (5) feet of a window or glass door on an exterior wall and are so placed as to be seen from the outside are not allowed. INTERNAL GLASS MOUNTED SIGNS ARE NOT SUBJECT TO BHPC REVIEW.
- 8.6.2. Place signs so that they do not visually overwhelm the building or streetscape or damage or obscure character defining architectural details. Recognize that maximum signage allowances granted by the Beaufort Zoning Ordinance may be inappropriate in the context of the building or site under review.
- 8.6.3. Signs on commercial buildings are preferred to be located in a signboard frieze located above the display windows. In this location the sign serves as a boundary between the upper and lower façade.
- 8.6.5. Use simple, clear graphics and lettering styles in sign design.

BHPC Case 20-13 620 Front Street - Signage

Legend

- NCHPOpoints
- Tax_Parcel_Data



<u>OWNER</u>	<u>AIL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST</u> / <u>AIL_Z</u> / <u>AIL_ZI</u>	<u>MAIL_ADD2</u>
BB&T OF NORTH CAROLINA			WINSTON SALEM	NC 0167 27102	PO BOX 167
STEPHENS,PAUL F ETAL TRUSTEE	104	GOVERNORS DRIVE	WILLIAMSBURG	VA 23185	

**CERTIFICATE OF APPROPRIATENESS APPLICATION
FOR PROJECTS WITHIN THE BEAUFORT HISTORIC DISTRICT**



Instructions:

Please complete the application below and include all attachments as noted on page 2 of this application along with a **\$50.00 application fee** and return to the Beaufort Town Hall; 701 Front Street or P.O. Box 390, Beaufort, N.C. 28516. Incomplete applications will not be processed and **will be** returned to the applicant. Please contact Town Hall at 252-728-2142 if there are any questions.

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: Beaufort Pirates Revenge, LLC

Applicant Address: 600 Front St.

Business Phone: 252-723-2523 Email/Cell: beaufortpiratesrevenge@gmail.com

Property Owner Name: George R. Aswad P Lauriel LeBeau

Address of Property: _____

Phone Number: _____ Email/Cell: _____

PROJECT INFORMATION

Detailed description of the Proposed Project (please attach additional pages if necessary):

Beaufort Pirates Revenge business signage for ticketbooth located at 600 Front St. Replacing signs damaged from hurricane. Same fonts, colors, and materials will be used that were used for the previously approved signage. Pictures, descriptions, and samples attached.

Estimated Cost of Project: \$ 350.00

Year House Built: N/A

Jeanette B
Applicant Signature

5/20/2020
Date

Property Owner Signature (if different than above) _____

_____ Date

An application fee of \$50.00, either in cash, money order, or check made payable to the "Town of Beaufort" must accompany this application (a credit or debit card payment can be made in person at Town Hall). The complete application, payment, and supporting material must be received by Town Staff by the posted submittal dates noted on the Historic Preservation's calendar found on the Town's website at www.beaufortnc.org. The Commission meets regularly on the first Tuesday of the month unless it is a holiday.

OFFICE USE ONLY

Received by: _____

Reviewed for Completeness: _____

Date: _____

Date Deemed Completed and Accepted: _____

REQUIRED ATTACHMENTS FOR A CERTIFICATE OF APPROPRIATENESS (COA)

Please provide the following along with this checklist form, with the COA application:

1. Items required for ALL projects:

- A list all adjacent property owners (with mailing addresses).
- Photographs of the streetscape, the site, and existing buildings to be impacted.
- A site plan showing dimensions of both existing and proposed conditions.
- A description of all building and/or landscaping materials (such as siding, roofing, windows, doors, signs, planting materials, etc.).

2. Items required as applicable to project:

- A description of any planned demolition.
- An indication of all trees to be replaced and/or removed.
- A landscaping plan indicating major planting materials.
- Exterior paint color sample/color swatch(s) for projects involving any change of exterior paint color(s) only.
- All types of building material samples.
- If a project involves the reconstruction of an earlier feature of a historic structure, documentation of the prior existence of such feature.

3. Additional items required (only) for new Signage:

- A drawing or true likeness of the new sign indicating the dimensions of the sign (and any supporting post or hanging apparatus if applicable). The lettering style and colors of the sign should also be on the drawing or likeness.
- A paint sample/color swatch of all color(s) to be used both on the sign and on the post or hanging apparatus if applicable.

4. At least **one set of materials, in color**, that are to be evaluated by the Commission should be submitted with the application. An electronic or digital file of the work should also be submitted. Please contact Town Staff to see what electronic or digital file can be submitted.

5. The applicant or a representative for the applicant **must be present at the meeting** for action to be taken on the application. If it is not possible for the applicant or their representative to be present at the assigned meeting, please contact Town Staff as soon as possible.

A COA is valid for a period of six (6) months and may be renewed for an additional six months via written request to Town Staff from the applicant (please state all reasons why the extension is needed). If work has not begun or a [building permit](#) for the project has not been obtained within the six-month period, the COA is deemed invalid. The COA is considered issued once the Commission approves the application at their meeting.

If there are questions regarding what should or should not be included with this application, please contact Town Staff at 252-728-2142 or at j.ganey@beaufortnc.org.

**Beaufort Pirates Revenge
New Signage Information
May 14th, 2020**

List of Adjacent Property Owners :

BB & T Bank
617 Front Street
Beaufort, NC

Island Express Ferry Service
610 Front Street
Beaufort, NC

Inlet Inn
601 Front Street
Beaufort, NC

Waterbug Tours
610 Front Street
Beaufort, NC

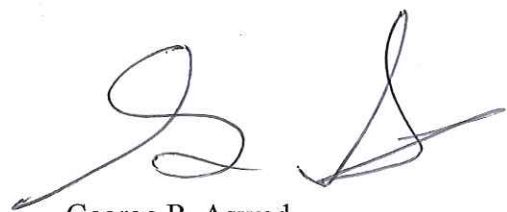
Attached to our application are samples of sign materials, pictures in true likeness to the proposed signage, and pictures of the ticket booth where the sign will be located. We are replacing our business signs that were destroyed during the last hurricane. The new signs are made with the same materials (metal sign board and vinyl) & the same colors (black, brown, white, gold) as our previously approved signage. The same image will be used for all three signs. Signs will be installed with stainless steel fasteners and the backing board will be bolted into the ticket booth for security & safety. The signs measurements are as followed

- Sign 1 (Front of Ticket Booth) – 61.5 in. in width and 30 in. in height.
- Sign 2 (Back of Ticket Booth) – 61.5 in. in width and 30 in. in height.
- Sign 3 (Side of Ticket Booth) – 30 in. in width and 30 in. in height.

Thank you for your consideration and if any further information or documentation is needed we will quickly provide it.



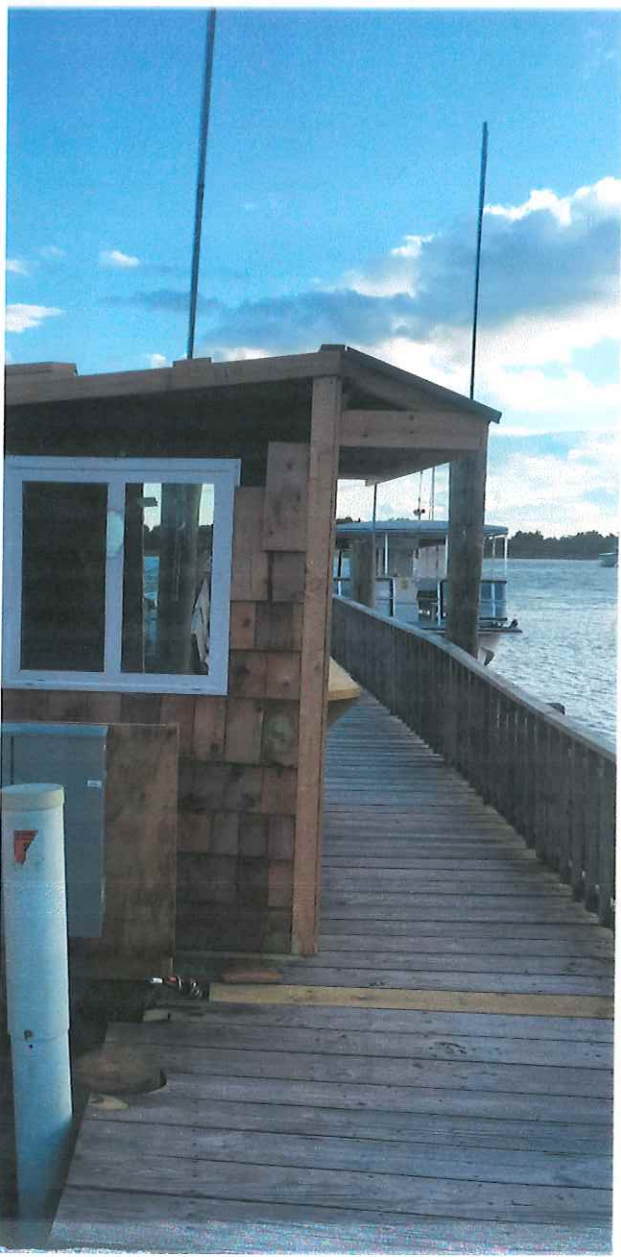
Lauriel LeBeau
Co-Owner
Beaufort Pirates Revenge



George R. Aswad
Co-Owner
Beaufort Pirates Revenge

PIRATE CRUISE
BEAUFORT
Pirates Revenge
 * INTERACTIVE CHILDREN'S TREASURE CRUISES *
 * HAUNTED HISTORIC GHOST FLOATS *
 827 www.BeaufortPiratesRevenge

PIRATE CRUISE
BEAUFORT
Pirates Revenge
 * INTERACTIVE CHILDREN'S TREASURE CRUISES *
 * HAUNTED HISTORIC GHOST FLOATS *
 252-728-7827 www.BEAUFORTPIRATESREVENGE.C



PIRATES



- X INTERACTIVE CHILDREN'S TREASURE CRUISES X
- X HAUNTED HISTORIC GHOST FLOATS X

252-728-7827 www.BeaufortPiratesRevenge.com



Town of Beaufort, NC

701 Front St. - P.O. Box 390 - Beaufort, N.C. 28516
252-728-2141 - 252-728-3982 fax - www.beaufortnc.org

**Town of Beaufort Historic Preservation Commission Regular Meeting
6:00 PM Monday, July 7, 2020 – Virtual Meeting via Zoom**

AGENDA CATEGORY: New Single Family Dwelling
SUBJECT: Case # 20-14 214 Broad Street – Single Family Dwelling

BRIEF SUMMARY:
Construct a new 2,368 sq. ft. Single-family Dwelling

REQUESTED ACTION:
Conduct Quasi- Judicial Hearing

EXPECTED LENGTH OF PRESENTATION:
25 Minutes

SUBMITTED BY:
Kyle Garner

BUDGET AMENDMENT REQUIRED:
N/A



BHPC STAFF REPORT



To: BHPC Members
From: Kyle Garner, Planning Director
Date: June 26, 2020
Case No. 20-14

Request: 2,368 sq. ft. New Single-family Dwelling
Applicant Jeremy Mason Construction LLC
P.O. Box 2043
Morehead City, NC 28557

Property Information:

Owners: Danny & Mary McQueen
Location: 214 Broad Street
Parcel Id # 730617113341000

Project Information:

This property was not included in the Survey conducted by Ruth Little and has been a vacant lot for some time.

In 2016 a COA was approved for 217 Orange Street (Same Property) for a new Single-Family Dwelling for Dan & Pam Boney. The house was approximately 2,000 sq. ft.

Proposed Work:

- Construct a new 2,368 sq. ft. single-family dwelling at 214 Broad Street

Material:

- See Attached Exhibit for Details

Color:

- See Attached Exhibit from Applicant for Details

Attachments:

- Property location map
- Adjacent property owners information
- COA application materials from Applicant (including attached exhibit)

New Construction Guidelines

Building Placement

- 7.1.1 Maintain a similar front, side, and rear yard setback to other contributing historic buildings on the block and/or side of the street.
- 7.1.2 Maintain the pattern of building, separation and lot coverage that is found on the block and/or side of the street.
- 7.1.3 Place outbuildings and accessory structures in side and rear yards. Avoid locations that obscure the principle building's prominent features or significant site features.
- 7.1.4 Minimize ground disturbance during new construction to avoid unnecessary damage to unknown archaeological resources. ***The applicant can address this item during the meeting.***

Building Height/Scale

- 7.2.1 New construction shall not exceed thirty-five feet in height.
- 7.2.2 Make the scale of the proposed building compatible with the scale of contributing structures on the block or side of street.
- 7.2.3 Design the proportion (the ratio of height to width) of the proposed new building and its architectural elements to be consistent with the proportion of contributing buildings and their associated architectural elements on the block or side of street.
- 7.2.4 Use windows and doors in new construction that are compatible in proportion, shape, location, pattern, and size with windows and doors of contributing buildings on the block or side of street.

Materials

- 7.3.1 Keep the siding and trim material of the proposed building consistent with materials traditionally used on the immediate block and in the historic district. Wood siding, wood shingles, and brick, were common sheathing materials and should be used.
- 7.3.2. The use of substitute products such as vinyl, aluminum and pressed board siding and other modern day products marketed to imitate traditional building materials are not allowed. Smooth fiber cement siding may be used on a case by case basis. Use of fiber-cement lap siding may be approved for use on new structures. In all circumstances every effort shall be made to ensure that new structures and the application of modern day products achieve compatibility with existing historic buildings that define the character of the Beaufort Historic District.
- 7.3.3 Use materials in traditional ways. New materials should appear as if they were applied in a traditional manner so as to convey the same visual appearance as historically used and applied building materials.

Details

7.4.1 Use of architectural details on the building that complement the architectural details of contributing structures on the block and/or side of the street.

7.4.2 Provide a date brick or other exterior date identification marker on all new construction to assist future generations in the dating of buildings. ***A date brick has not been included as part of this application. The board may require this as part of the application.***

Texture and Color

7.5.1 Create in new construction a similar degree of texture that is found in contributing buildings in the historic district. Texture is the relief on a building surface that is achieved through use and interaction of a variety of building materials and shapes. Materials such as weatherboard siding, decorative fish-scale shingles and bead-board porch ceilings are examples of wooden architectural elements that have different physical and visual qualities and contribute to the texture of a building surface.

Form and Rhythm

7.6.1 Design new construction that reflects the basic shapes and forms on the block and in the historic district.

7.6.2 Maintain consistency with style of buildings and contributing structures found on the block a/or side of street. Roof forms commonly found in the historic district include gable varieties with an average pitch of 7/12 or greater and hipped roofs in the residential areas and flat roofed buildings in the late 19th and early 20th century commercial downtown.

7.6.3 Maintain similar percentages and patterns of window and door openings consistent with the style of buildings. Openings which vary considerably from the established patterns found on the block in which the new construction is placed will tend to have a disruptive effect on the desired harmony of the streetscape.

Landscaping

7.7.1 Retain and protect mature trees during construction.

Off-street Parking Guidelines

8.5.1 Locate new parking lots and driveways in the historic district as unobtrusively as possible. Parking lots consisting of large expanses of concrete or asphalt with little planting or other screening are not appropriate.

8.5.2. Proposals for new parking lots or off-street parking areas should be accompanied by scaled site plans, including all proposed landscape and ground cover changes and information on proposed lighting types, placement, and intensity.

8.5.3. Site new parking areas in interior or rear lot locations where possible.

8.5.4. Avoid removing trees and other landscape elements that contribute to the historic character of a site.

8.5.7. Use paving materials that were traditionally used on surface parking areas and driveways on the surrounding block or street. Gravel, marl, crushed shells, asphalt, and concrete are typical parking lot treatments, while grass, gravel or concrete runners with a grassy median, brick, and marl are typical driveway treatments. Use bricks, stone, or metal to contain loose paving materials. Landscaping timbers, railroad ties, and concrete or plastic edging are not allowed.

Outside Utilities Guidelines

8.3.1. Locate utilities, vents and meter boxes and other utility connections in side or rear yards and screen from public view with plantings, fencing, or other means.

8.3.6. Install utilities underground whenever possible.

Exterior Lighting Guidelines

8.4.1. Unless original fixtures already exist, choose fixtures that are simple and unobtrusive and complement the building or site.

8.4.2. Choose lighting sources that generate a soft white light instead of a more intensive yellow or orange light. Metal halide bulbs will achieve the desired effect instead of sodium vapor or fluorescent light sources.

8.4.3. Avoid placing fixtures in areas that will obscure or damage character-defining architectural elements or site features.

Landscaping Guidelines

8.1.12. Utility wires, including power, telephone and cable should be placed underground whenever substantial utility construction takes place. Above ground utility boxes, fixtures, and equipment should be located in inconspicuous locations and should be screened from view.

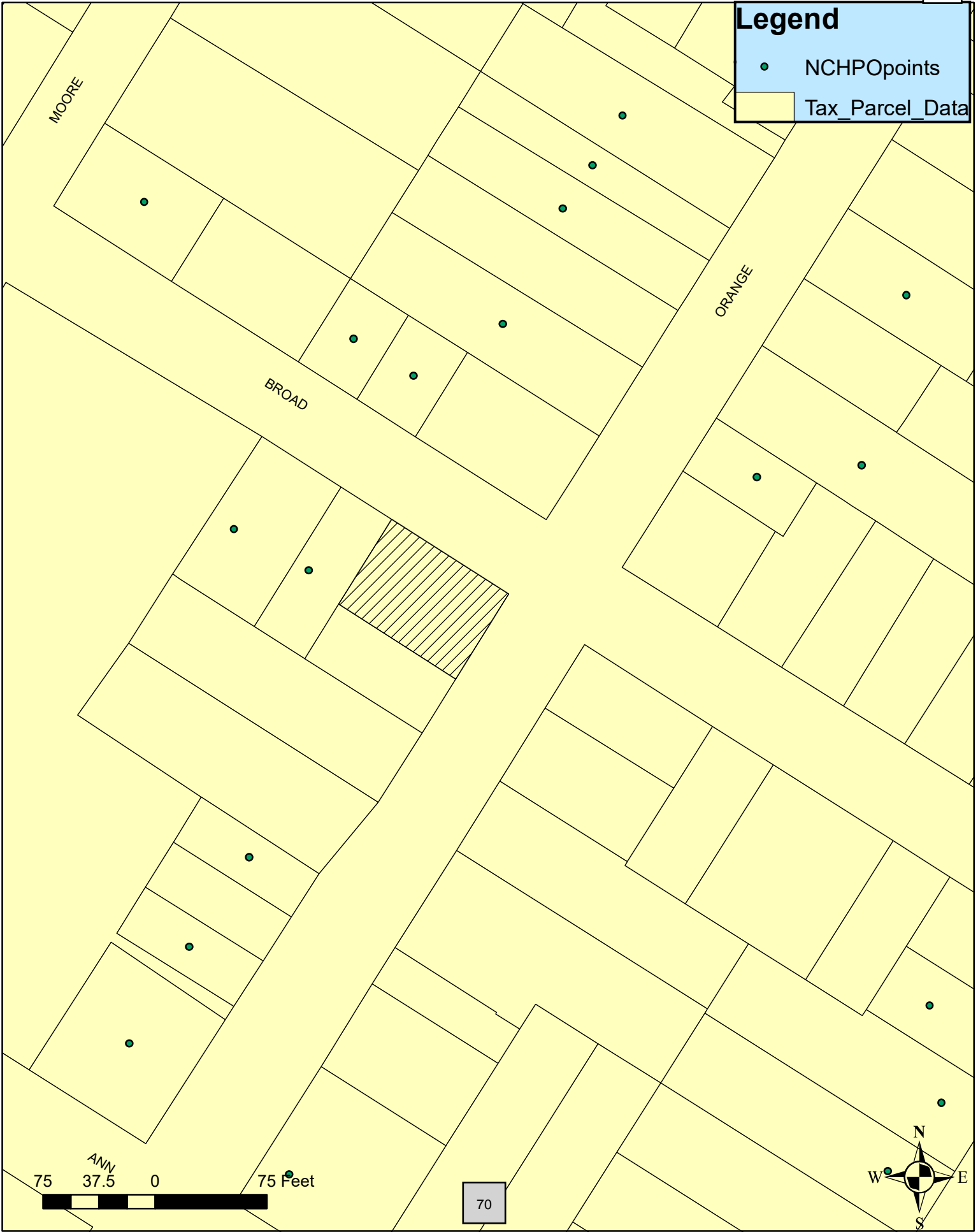
8.1.13. New tool sheds, swimming pools and other modern yard features should be located in areas not seen from public view.

Fences and Walls Guidelines

8.2.2. Design new fences that are compatible with the associated building, site and streetscape in height, proportion, scale, color, texture, material and design. Substitute fence materials are not allowed along front or visible side property lines in the historic district. Fence types such as wire, hurricane, chain-link, vinyl, corrugated metal, stockade, and wooden post and rail are not allowed in public view.

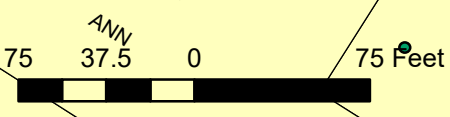
8.2.3. Fences shall not exceed a height of four (4) feet in front yards and other areas of primary visual concern. Fences at rear yards and other areas not readily seen from the public view may be up to six (6) feet high. The transition between low front fences and higher rear fences should be made as far to the rear of the enclosed structure or yard as possible, and no more than half the depth of the yard forward of the principal structure. Avoid attaching a portion of the fence to a building because of possible termite damage.

BHPC Case 20-14 214 Broad Street - New Dwelling

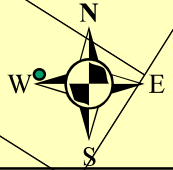


Legend

- NCHPO points
- Tax_Parcel_Data



70



<u>OWNER</u>	<u>AIL_HOU</u>	<u>MAIL_ST</u>	<u>MAIL_CITY</u>	<u>IL_ST</u>	<u>MAIL_ZIP</u>	<u>MAIL_ADD2</u>
JOHNSTON,KRISTY A TRUSTEE	208	MICHIGAN AVENUE	PORT JEFFERSON	NY	11777	C/O RAYMOND SHALVEY
MCQUEEN,DANNY ETUX MARY L	4426	ARENDELL STREET	MOREHEAD CITY	NC	28557	
ORANGE STREET BEAUFORT LLC	6836	MORRISON BLVD #100	CHARLOTTE	NC	28211	
SPENCE,DAVID LAWRENCE ETUX AMY	301	BROAD STREET	BEAUFORT	NC	28516	
TAYLOR,MICHAEL K ETUX PENNY A			BOONE	NC	28607	PO BOX 1038
TAYLOR,PAULA J ETAL JARMAN	217	BROAD STREET	BEAUFORT	NC	28516	
WHEELER,DAVID S ETUX WINNIFORD	215	ORANGE STREET	BEAUFORT	NC	2134 28516	

**CERTIFICATE OF APPROPRIATENESS APPLICATION
FOR PROJECTS WITHIN THE BEAUFORT HISTORIC DISTRICT**



Instructions:

Please complete the application below and include all attachments as noted on page 2 of this application along with a **\$50.00 application fee** and return to the Beaufort Town Hall; 701 Front Street or P.O. Box 390, Beaufort, N.C. 28516. Incomplete applications will not be processed and **will be** returned to the applicant. Please contact Town Hall at 252-728-2142 if there are any questions.

APPLICANT/OWNER INFORMATION

Please print!

Applicant Name: JEREMY MASON CONSTRUCTION LLC

Applicant Address: PO BOX 2043, MOREHEAD CITY, NC 28557

Business Phone: 252-342-3277 Email/Cell: JEREMY@JEREMYMASONCONSTRUCTION.COM

Property Owner Name: DANNY & MARY MCQUEEN

Address of Property: 214 BROAD ST

Phone Number: 252-362-2660 Email/Cell: marylammmcqueen@icould.com

PROJECT INFORMATION

Detailed description of the Proposed Project (*please attach additional pages if necessary*):

New construction of a 2,368sf personal residence

Estimated Cost of Project: \$ 450,000.00

Year House Built: N/A

[Signature]
Applicant Signature

6/15/20
Date

[Signature]
Property Owner Signature (if different than above)

6/15/20
Date

An application fee of \$50.00, either in cash, money order, or check made payable to the "Town of Beaufort" must accompany this application (a credit or debit card payment can be made in person at Town Hall). The complete application, payment, and supporting material must be received by Town Staff by the posted submittal dates noted on the Historic Preservation's calendar found on the Town's website at www.beaufortnc.org. The Commission meets regularly on the first Tuesday of the month unless it is a holiday.

OFFICE USE ONLY

Received by: _____

Reviewed for Completeness: _____

Date: _____

Date Deemed Completed and Accepted: _____

REQUIRED ATTACHMENTS FOR A CERTIFICATE OF APPROPRIATENESS (COA)

Please provide the following along with this checklist form, with the COA application:

1. Items required for ALL projects:

- A list all adjacent property owners (with mailing addresses).
- Photographs of the streetscape, the site, and existing buildings to be impacted.
- A site plan showing dimensions of both existing and proposed conditions.
- A description of all building and/or landscaping materials (such as siding, roofing, windows, doors, signs, planting materials, etc.).

2. Items required as applicable to project:

- A description of any planned demolition.
- An indication of all trees to be replaced and/or removed.
- A landscaping plan indicating major planting materials.
- Exterior paint color sample/color swatch(s) for projects involving any change of exterior paint color(s) only.
- All types of building material samples.
- If a project involves the reconstruction of an earlier feature of a historic structure, documentation of the prior existence of such feature.

3. Additional items required (only) for new Signage:

- A drawing or true likeness of the new sign indicating the dimensions of the sign (and any supporting post or hanging apparatus if applicable). The lettering style and colors of the sign should also be on the drawing or likeness.
- A paint sample/color swatch of all color(s) to be used both on the sign and on the post or hanging apparatus if applicable.

4. At least **one set of materials, in color, that are to be evaluated by the Commission should be submitted with the application. An electronic or digital file of the work should also be submitted. Please contact Town Staff to see what electronic or digital file can be submitted.**

5. The applicant or a representative for the applicant **must be present at the meeting for action to be taken on the application. If it is not possible for the applicant or their representative to be present at the assigned meeting, please contact Town Staff as soon as possible.**

A COA is valid for a period of six (6) months and may be renewed for an additional six months via written request to Town Staff from the applicant (please state all reasons why the extension is needed). If work has not begun or a [building permit](#) for the project has not been obtained within the six-month period, the COA is deemed invalid. The COA is considered issued once the Commission approves the application at their meeting.

If there are questions regarding what should or should not be included with this application, please contact Town Staff at 252-728-2142 or at j.ganey@beaufortnc.org.



PROPERTY OWNERS ADJACENT TO 214 BROAD STREET

WHEELER, DAVID S ETUX WINNIFORD
215 ORANGE STREET
BEAUFORT, NC 28516

JOHNSTON, KRISTY A TRUSTEE
212 BROAD STREET
BEAUFORT, NC 28516
MAILING ADDRESS:
208 MICHIGAN AVENUE
C/O RAYMOND SHALVEY
PORT JEFFERSON, NY 11777

PHOTOGRAPHS



VIEW OF SITE FROM BROAD STREET



VIEW OF SITE FROM ORANGE STREET



213 & 215 ORANGE STREET (BESIDE SITE)



212 BROAD STREET (BESIDE SITE)



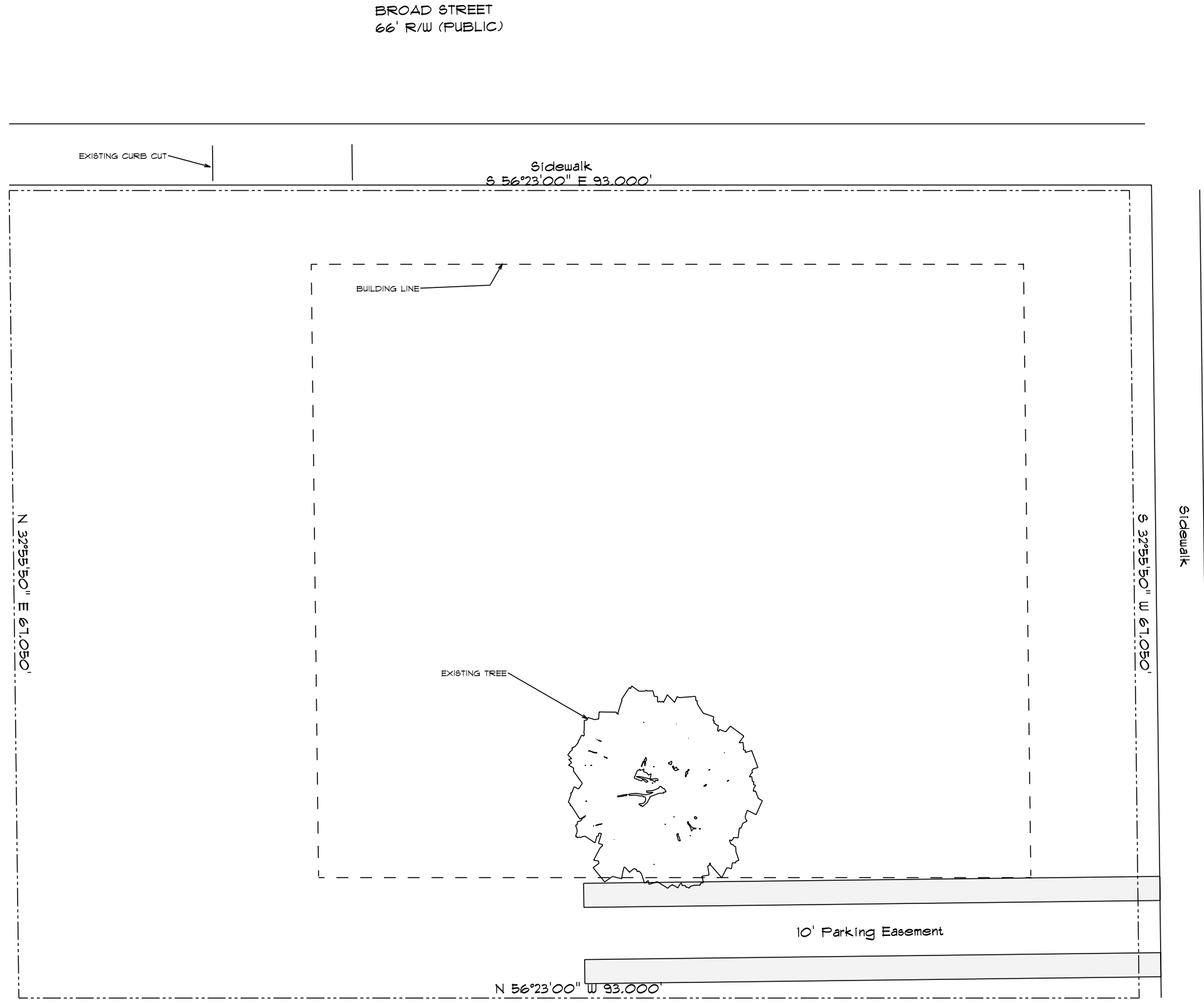
217 BROAD STREET (ACROSS BROAD STREET FROM SITE)



216 ORANGE STREET (ACROSS ORANGE STREET FROM SITE)



301 BROAD STREET (DIAGONAL FROM SITE)



EXISTING SITE PLAN

SCALE: 1" = 10'-0"

DANNY & MARY MCQUEEN

217 ORANGE STREET
BEAUFORT
NORTH CAROLINA
28516

PHONE:
FAX:
MOBILE:

DRAWN BY:

SCALE: 1" = 10'-0"

DATE: Monday, June 15, 2020

PAGE: **1/10**

EXISTING SITE PLAN

JEREMY MASON CONSTRUCTION, LLC

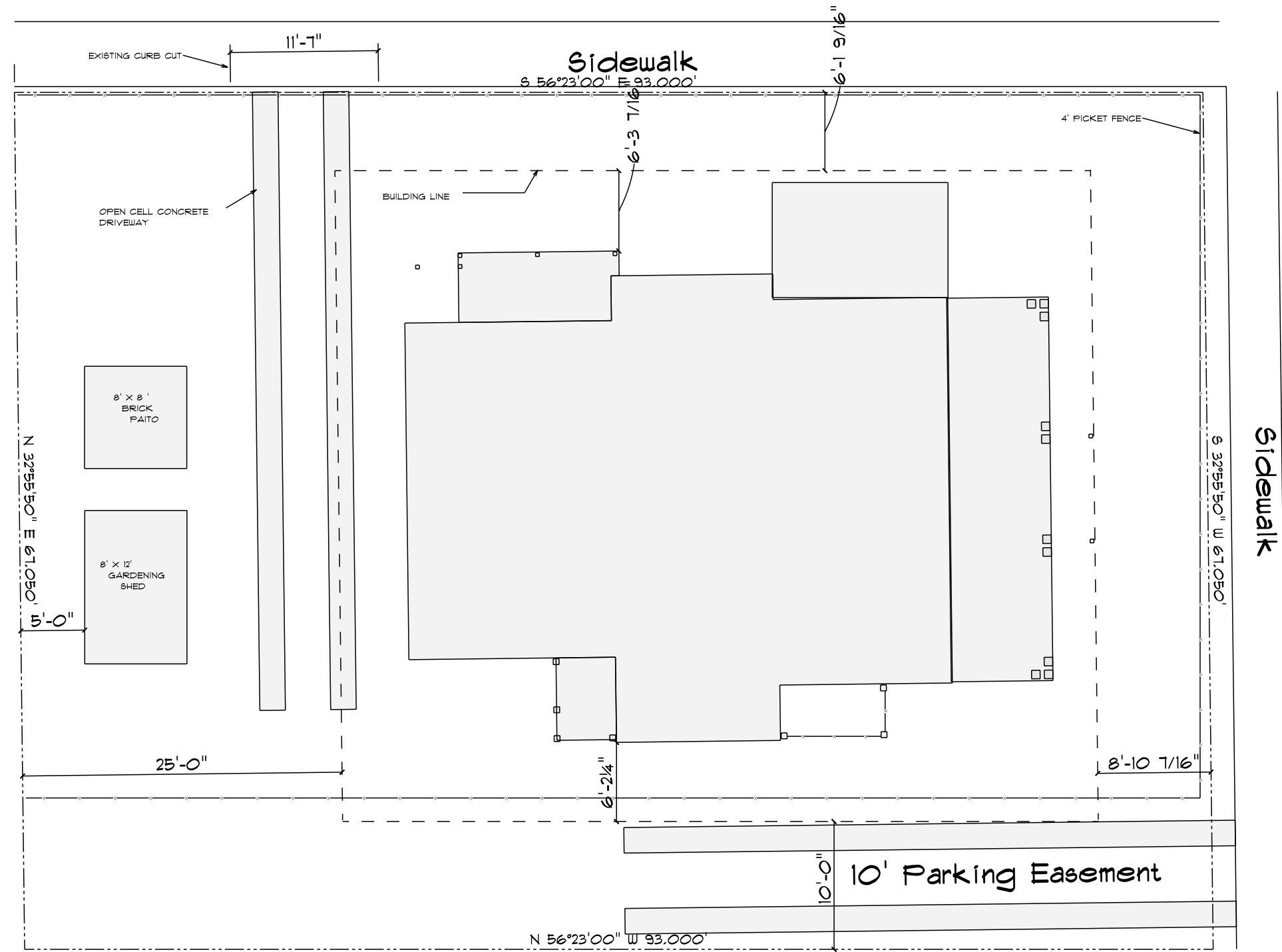
P.O. BOX 2043
MOREHEAD CITY
NORTH CAROLINA
28557

PHONE: 252.342.3277
FAX: 252.240.3277
jeremy@jeremymasonconstruction.com



PROPOSED SITE PLAN

SCALE: 1" = 10'-0"



ORANGE STREET
60' R/W (PUBLIC)



JEREMY MASON CONSTRUCTION, LLC

P.O. BOX 2043
MOREHEAD CITY
NORTH CAROLINA 28557

PHONE: 252.342.3277
FAX: 252.240.3277
jeremy@jeremymasonconstruction.com

DANNY & MARY MCQUEEN

217 ORANGE STREET
BEAUFORT
NORTH CAROLINA 28516

PHONE:
FAX:
MOBILE:

DRAWN BY:
SCALE: 1" = 10'-0"
DATE: Monday, June 15, 2020

PAGE: **2/10**
SITE PLAN

TOP OF ROOF

30'-3 3/4"

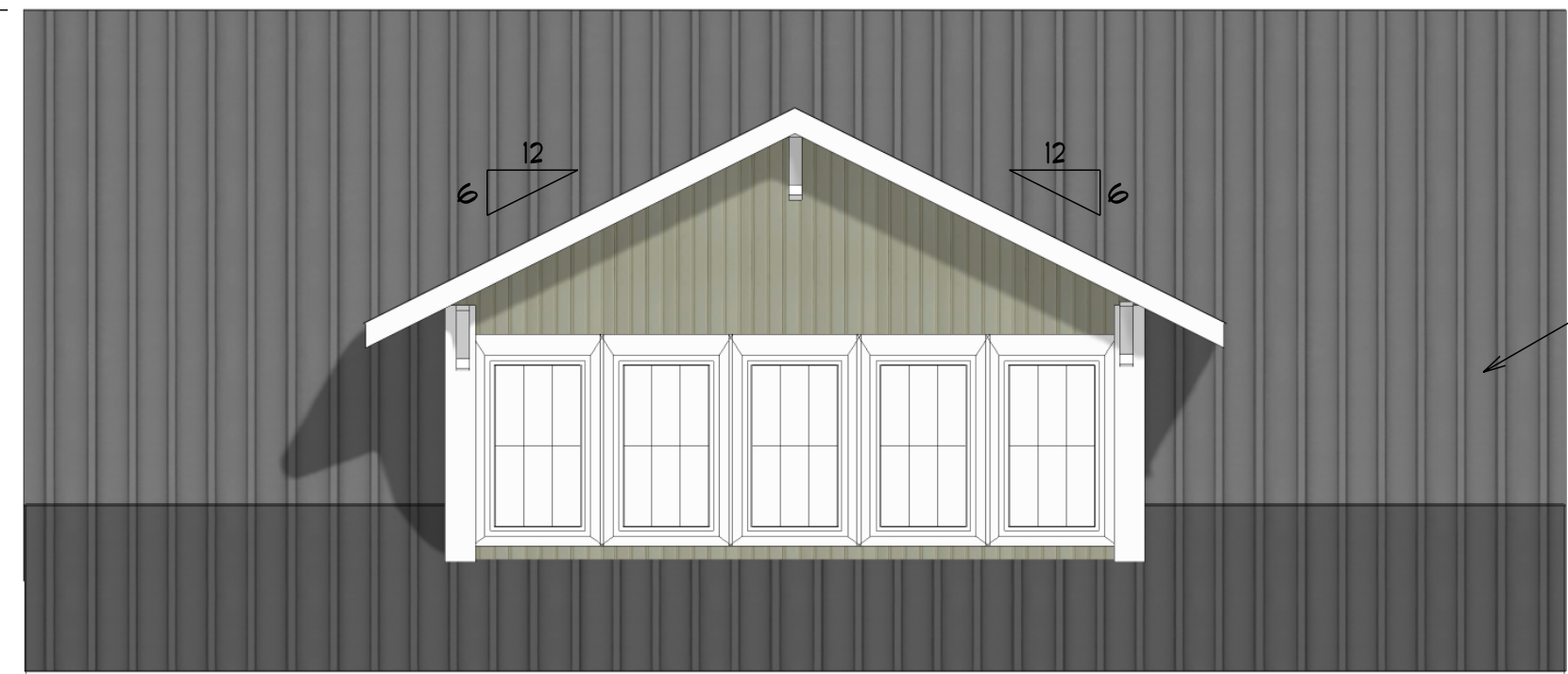
EXPOSED RAFTER TAILS (TYP. ALL EAVES)

TOP OF FOUNDATION

2'-4"

GRADE

TOP OF FOOTING



STANDING SEAM METAL ROOF

3 12

12 3



LOUVERS

WOODEN SHUTTERS

SCREENED PORCH

NOTES:

- 1. ALL SIDING, ROOFING, & EXTERIOR TRIM TO BE WHITE (DEPICTED COLORS ARE FOR CONTRAST ONLY)
- 2. ALL WINDOWS TO BE ANDERSEN A-SERIES W/ SDL BARS

*ORIGINAL DRAWING BY ALLISON RAMSEY ARCHITECTS, INC.

Front Elevation

SCALE: 1/4" = 1'-0"



JEREMY MASON CONSTRUCTION, LLC

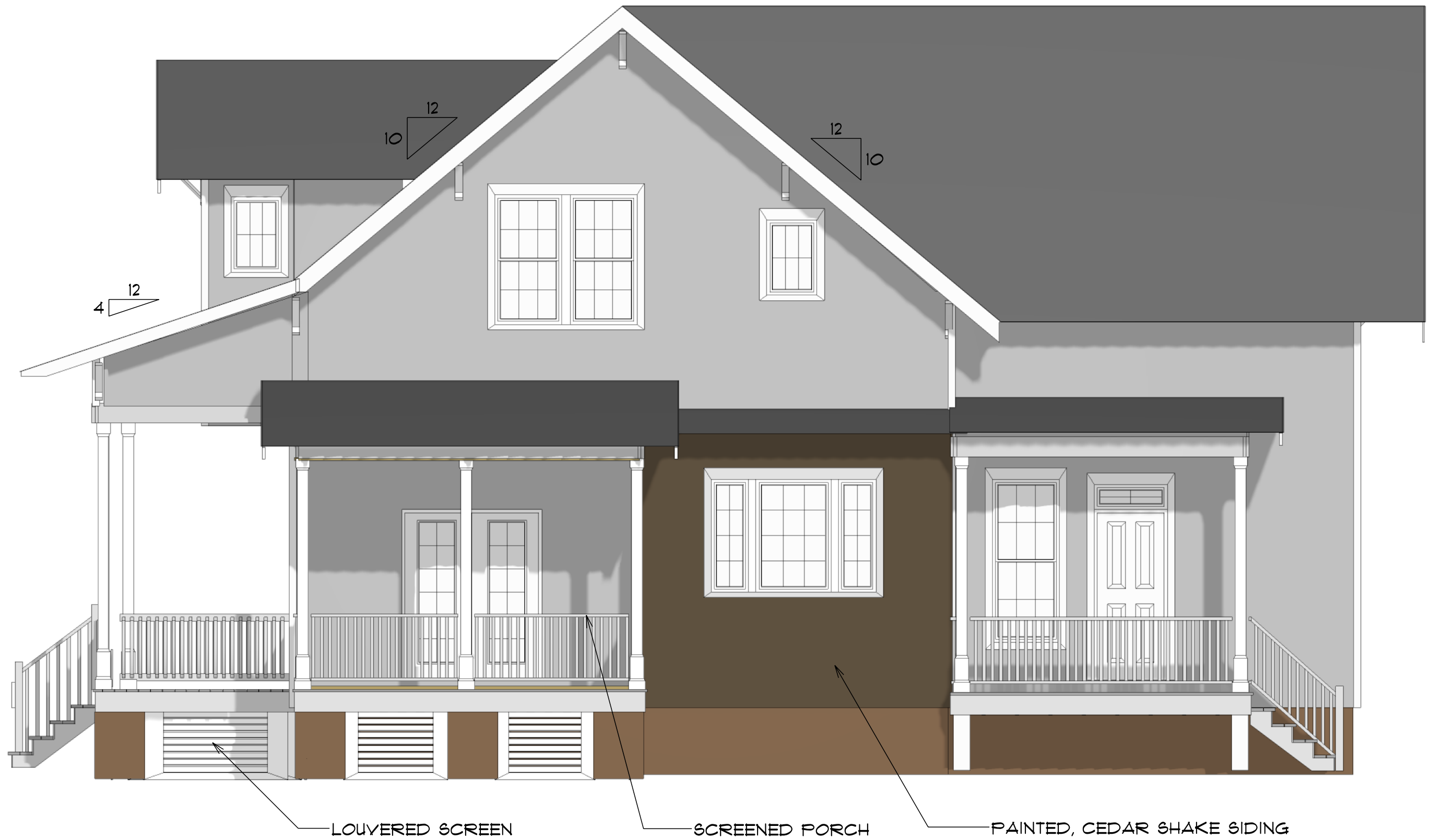
P.O. BOX 2043 PHONE: 252.342.3277
 MOREHEAD CITY FAX: 252.240.3277
 NORTH CAROLINA jeremy@jeremymasonconstruction.com
 28557

DANNY & MARY MCQUEEN

217 ORANGE STREET PHONE:
 BEAUFORT FAX:
 NORTH CAROLINA MOBILE:
 28516

DRAWN BY:
 SCALE: 1/4" = 1'-0"
 DATE: Monday, June 15, 2020

PAGE:
3/10
 FRONT ELEVATION



Right Elevation

SCALE: 1/4" = 1'-0"

	JEREMY MASON CONSTRUCTION, LLC		DANNY & MARY MCQUEEN	
	P.O. BOX 2043 MOREHEAD CITY NORTH CAROLINA 28557		217 ORANGE STREET BEAUFORT NORTH CAROLINA 28516	
PHONE: 252.342.3277 FAX: 252.240.3277 jeremy@jeremymasonconstruction.com		PHONE: FAX: MOBILE:		DRAWN BY: SCALE: 1/4" = 1'-0" DATE: Monday, June 15, 2020
				PAGE: 4/10 RIGHT ELEVATION



SMOOTH, HARDIE LAP SIDING

BRICK FOUNDATION - TRIANGLE BRICK CO.
'SAVANNAH'

HVAC SCREEN

Left Elevation

SCALE: 1/4" = 1'-0"

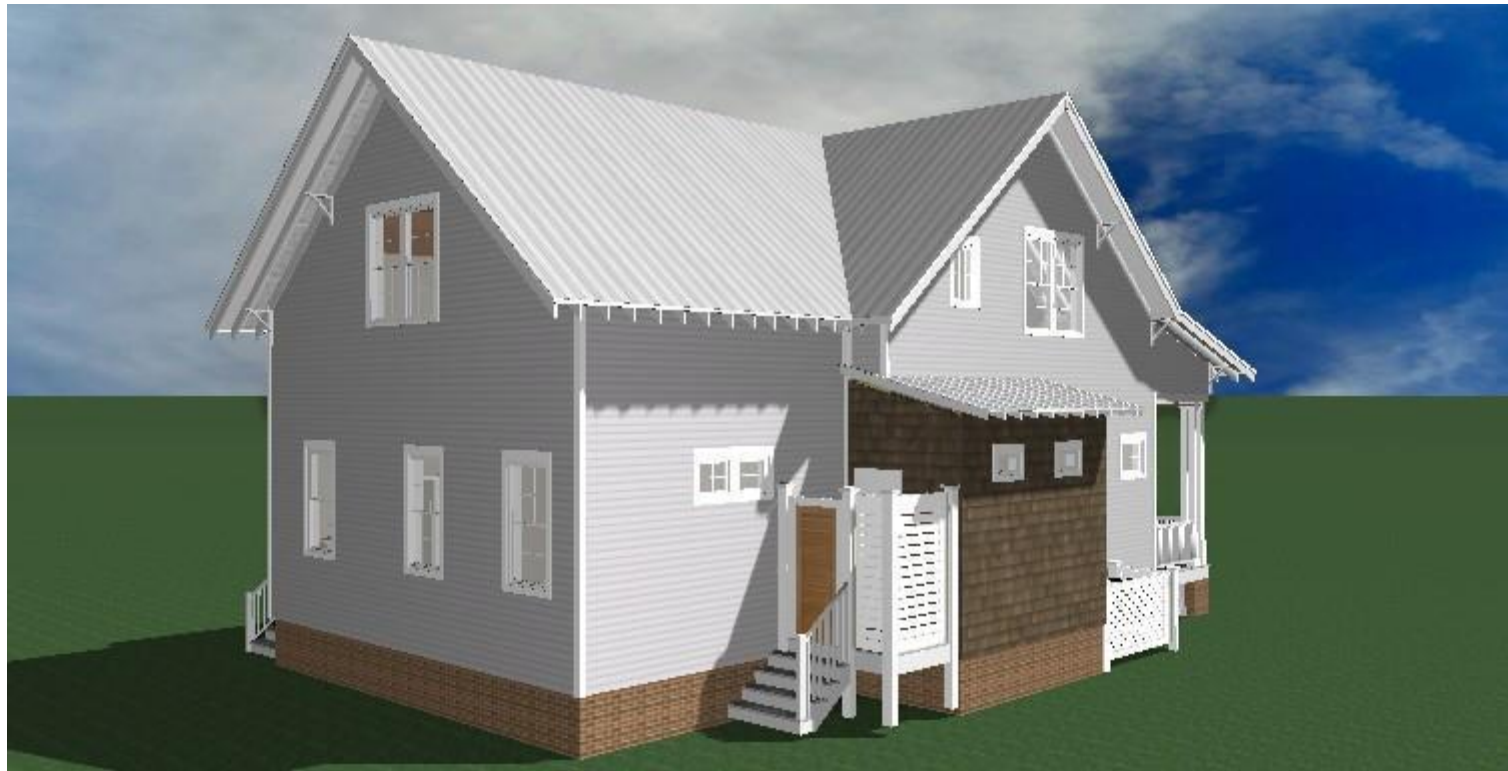
	JEREMY MASON CONSTRUCTION, LLC		DANNY & MARY MCQUEEN	
	P.O. BOX 2043 MOREHEAD CITY NORTH CAROLINA 28557		217 ORANGE STREET BEAUFORT NORTH CAROLINA 28516	
PHONE: 252.342.3277 FAX: 252.240.3277 jeremy@jeremymasonconstruction.com		PHONE: FAX: MOBILE:		DRAWN BY:
DATE: Monday, June 15, 2020		SCALE: 1/4" = 1'-0"		PAGE: 5/10
				LEFT ELEVATION



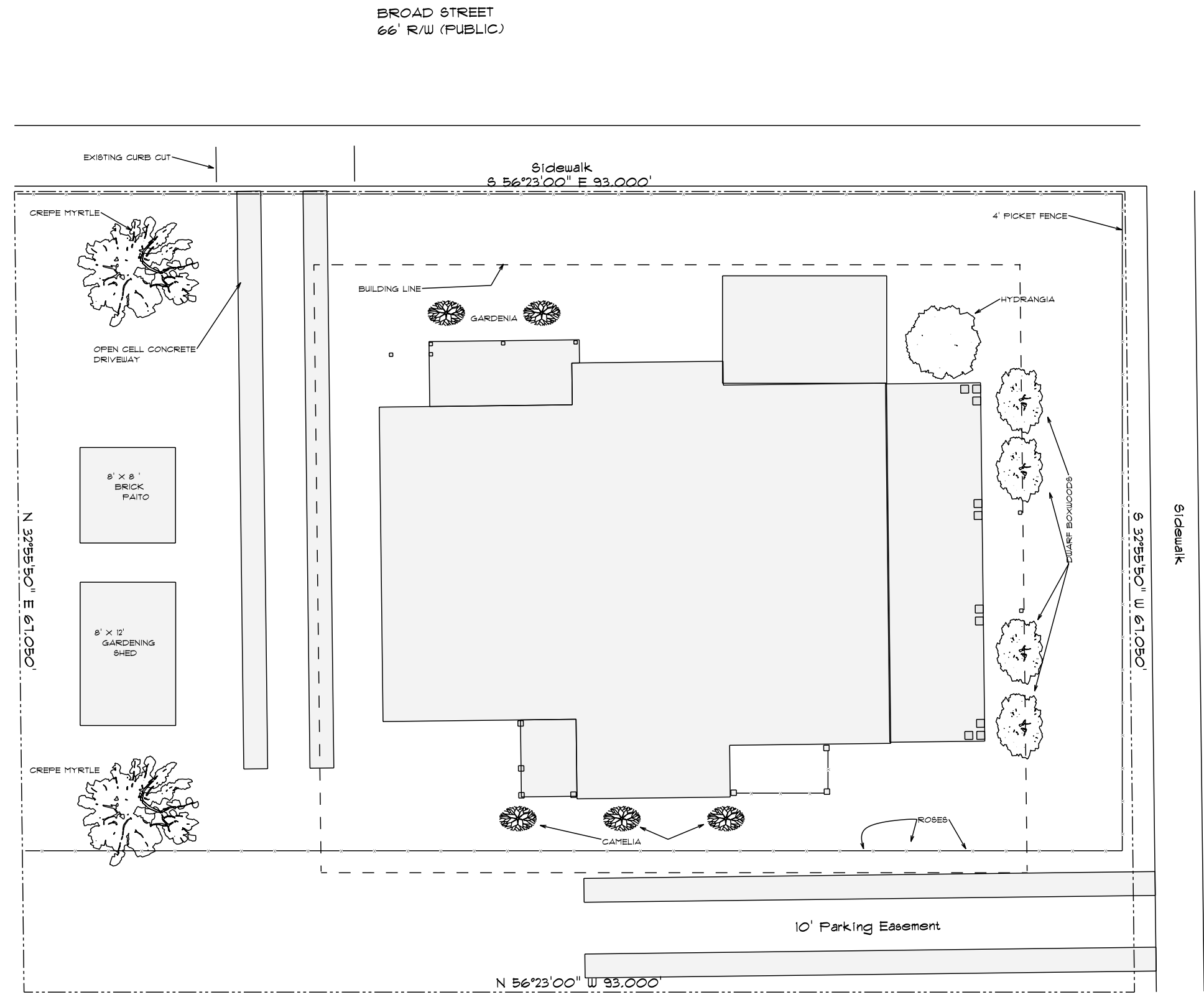
Rear Elevation

SCALE: 1/4" = 1'-0"

	JEREMY MASON CONSTRUCTION, LLC		DANNY & MARY MCQUEEN	
	P.O. BOX 2043 MOREHEAD CITY NORTH CAROLINA 28557		217 ORANGE STREET BEAUFORT NORTH CAROLINA 28516	
PHONE: 252.342.3277 FAX: 252.240.3277 jeremy@jeremymasonconstruction.com		PHONE: FAX: MOBILE:		PAGE: 6/10
		DRAWN BY: SCALE: 1/4" = 1'-0" DATE: Monday, June 15, 2020		REAR ELEVATION



*Colors shown are for contrast only.



LANDSCAPING
SCALE: 1" = 10'-0"

DANNY & MARY MCQUEEN
217 ORANGE STREET
BEAUFORT
NORTH CAROLINA
28516

PHONE:
FAX:
MOBILE:

DRAWN BY:
SCALE: 1" = 10'-0"
DATE: Monday, June 15, 2020

PAGE: 8/11

LANDSCAPING

JEREMY MASON CONSTRUCTION, LLC

PHONE: 252.342.3277
FAX: 252.240.3277
jeremy@jeremymasonconstruction.com





MATERIALS:

SIDING:

- SMOOTH, HARDIE LAP SIDING – SHERWIN WILLIAMS – SUPER WHITE
- RED CEDAR SHAKE SIDING – SHERWIN WILLIAMS – SUPER WHITE

WINDOWS:

- ANDERSEN A-SERIES W/ SDL GRILLES

DOORS:

- ENTRY – STAINED PINE
- REAR – PAINTED, SW – FRIENDLY YELLOW, PINE

ROOFING:

- STANDING SEAM METAL – GRAY

TREE TO BE REMOVED TO ALLOW FOR NEW CONSTRUCTION



ENTRY DOOR SIMILAR TO THIS ONE W/ TRANSOMS ABOVE
(WAITING ON DRAWINGS FROM MILLWORK)





5380 US-70 West in Brandywine Crossing
Morehead City, NC 28557
252-504-4000
Fax: 252-504-4642



coastallightinggallery.lighting



dmroz@safrits.com



One Light Outdoor Lantern



Item ID: **9494779**
MFG #: **AMR8408MB**
Manufacturer: **Quoizel**
Finish: **Mottled Black**
Collection: **Admiral**
Width: **8.00"**
Height: **16.00"**
Length: **8.50"**

Enhance the exterior of your home with the Admiral collection. A lantern-shaped silhouette finished in Mottled Black gives this fixture a coastal-inspired feel. Aluminum cages protect the glass shade while also adding an interesting design element.

Bulbs

Voltage: 120 V

Qty.	Type	Base	Watt	Incl.	Source	LM.	CCT	CRI	Avg.Life	Dim	Beam
1	E26	Medium	100.00 W	-	-	-	-	-	-	-	-

Details

Safety Listing: ETL
Safety Rating: ETL
Glass: **Clear Glass**
Canopy: **5.000" x 5.000"**
Wire: **6"**
Extension: **8.50"**

Weight: **4.00 lb**
Connection: **Hardwire**
UPC: **611728315354**

Collection



One Light Outdoor Lantern



One Light Outdoor Lantern



One Light Outdoor Lantern



One Light Outdoor Lantern



One Light Outdoor Lantern

2 front door

4.



5380 US-70 West in Brandywine Crossing
Morehead City, NC 28557

252-504-4000
Fax: 252-504-4642



coastallightinggallery.lighting



dmroz@safrits.com



0 14817 59055 5



Three Light Outdoor Wall Lantern



Item ID: **576815**
 MFG #: **OL15402TXB**
 Manufacturer: **Generation Lighting**
 Finish: **Textured Black**
 Collection: **Feiss - Warren**
 Width: **10.63"**
 Height: **22.63"**

The Manufacturer Collection three light outdoor wall fixture in textured black enhances the beauty of your property, makes your home safer and more secure, and increases the number of pleasurable hours you spend outdoors. A subtle interplay of traditional design elements creates the charming lantern aesthetic of the Collection outdoor family. The textured black finish paired with clear glass constructed in StoneStrong completes the look.

Bulbs

Voltage: 120 V

Qty.	Type	Base	Watt	Incl.	Source	LM.	CCT	CRI	Avg.Life	Dim	Beam
3	B Torpedo	Candelabra	60.00 W	-	-	-	-	-	-	-	-

Details

Safety Listing: **Wet** Weight: **8.14 lb**
 Safety Rating: **ETL** Connection: **Hardwired**
 Glass: **Clear** Designer: **Feiss**
 Canopy: **DP:1" W:5.875" H:7.875" OB UP:10.5" OB DOWN:12.125" Rectangular**
 Wire: **8"** UPC: **014817590555**
 Extension: **12.00"**

Collection

outside shower door

4.



Nautical Wall Mount – S76WF

MARLEX OUTDOOR



Specifications



Item Number:	S76WF
Application:	Wall Mount, Residential, Energy Star, Made in USA
Light Source:	Incandescent, GU24, 120V LED, Multi-Volt LED
Fixture Colors:	Black, White
Lens Colors:	Frosted Ribbed Polycarbonate
Dimensions:	H: 6 W: 10.675 E: 4.5" H/CTR: 3
Downloads:	Instruction Sheet Instruction Sheet – GU24 Catalog Page Instruction Sheet – 120V LED Instruction Sheet – MV LED Specification Sheet S76WF-L11 IES File



5380 US-70 West in Brandywine Crossing
Morehead City, NC 28557
252-504-4000
Fax: 252-504-4642



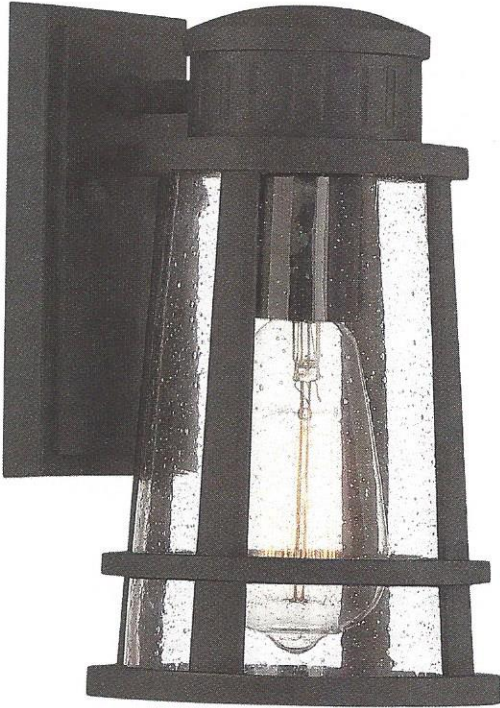
coastallightinggallery.lighting



dmroz@safrits.com



One Light Outdoor Lantern



Item ID: **9494290**
MFG #: **DNM8406EK**
Manufacturer: **Quoizel**
Finish: **Earth Black**
Collection: **Dunham**
Width: **5.75"**
Height: **9.50"**
Length: **6.50"**

Illuminate your home's exterior with the Dunham collection. The classic lighthouse silhouette is crafted from a sturdy composite and finished in Earth Black and paired with clear seeded glass. As a part of our Coastal Armour collection, you can rest assured that this fixture is built to last.

Bulbs

Voltage: 120 V

Qty.	Type	Base	Watt	Incl.	Source	LM.	CCT	CRI	Avg.Life	Dim	Beam
1	E26	Medium	100.00 W	-	-	-	-	-	-	-	-

Details

Safety Listing: **ETL**
Safety Rating: **ETL**
Glass: **Clear Seeded Glass**
Canopy: **4.500" x 6.750"**
Wire: **6"**
Extension: **6.50"**

Weight: **2.53 lb**
Connection: **Hardwire**
UPC: **611728316559**

Collection



*above barn doors
on garden shed*

4.



5380 US-70 West in Brandywine Crossing
Morehead City, NC 28557

252-504-4000
Fax: 252-504-4642



coastallightinggallery.lighting



dmroz@safrits.com



7 83927 54294 4



One Light Outdoor Wall Mount



Item ID: **065849**
 MFG #: **49980BKT**
 Manufacturer: **Kichler**
 Finish: **Textured Black**
 Collection: **Allenbury**
 Width: **12.00"**
 Height: **9.00"**

Allenbury(TM) collection's 12in. 1-light outdoor wall light gets Kichler's Climates treatment, assuring the rich Matte Black finish withstands any rough exterior weather conditions.

Bulbs

Voltage: 120 V

Qty.	Type	Base	Watt	Incl.	Source	LM.	CCT	CRI	Avg.Life	Dim	Beam
1	A19	Medium	100.00 W	-	Incandescent	-	-	-	-	-	-

Details

Safety Listing: ETL
 Safety Rating: Wet
 Canopy: 5.25"
 Top to outlet: 4.25"
 Extension: 17.25"
 Weight: 1.00 lb

Manufacturer Warranty: **One (1) year from the date of purchase**
 UPC: **783927542944**

Collection



One Light Outdoor Wall Mount



One Light Outdoor Wall Mount



One Light Outdoor Wall Mount



One Light Outdoor Wall Mount

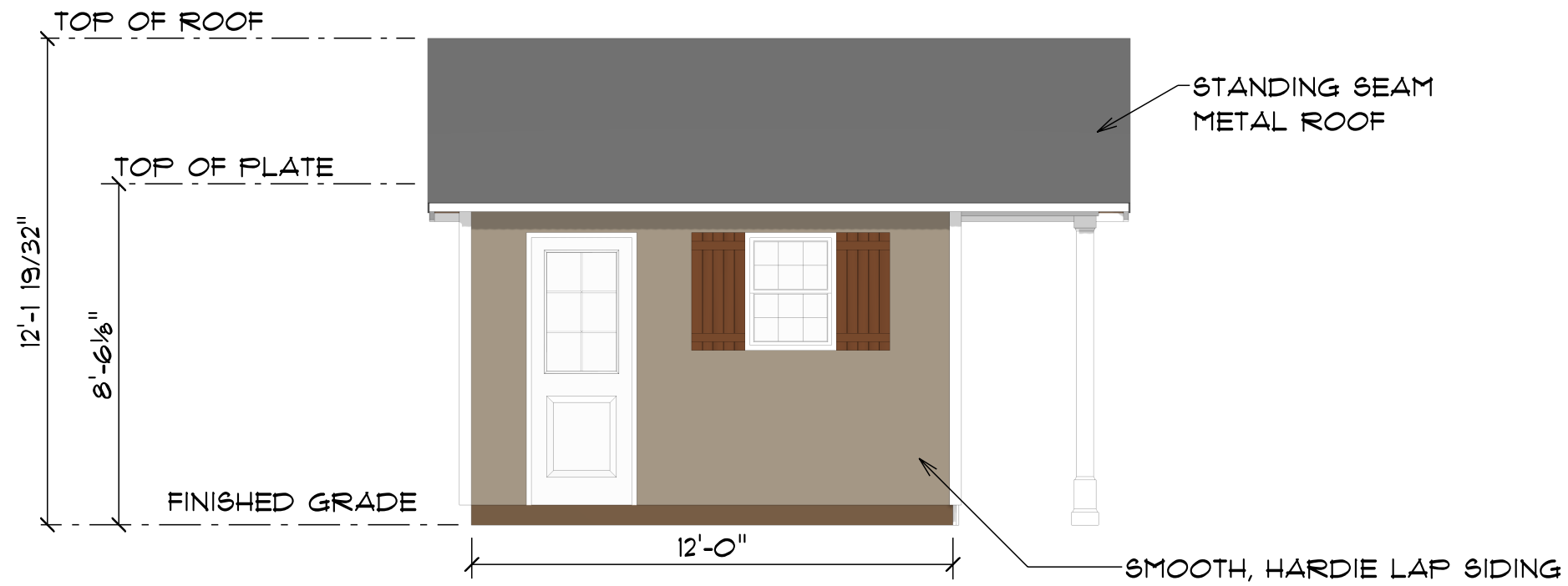


One Light Outdoor Pendant/Semi Flush

94

214 BROAD STREET
PROPOSED FENCE STYLE
Paint - Sherwin Williams Super White





- NOTES:
1. ALL SIDING, ROOFING & EXTERIOR TRIM TO BE WHITE (DEPICTED COLORS ARE FOR CONTRAST ONLY)
 2. ALL WINDOWS TO BE ANDERSEN A-SERIES

East Elevation

SCALE: 1/4" = 1'-0"

MCQUEEN SHED

PHONE:
FAX:
MOBILE:

DRAWN BY:
SCALE: 1/4" = 1'-0"

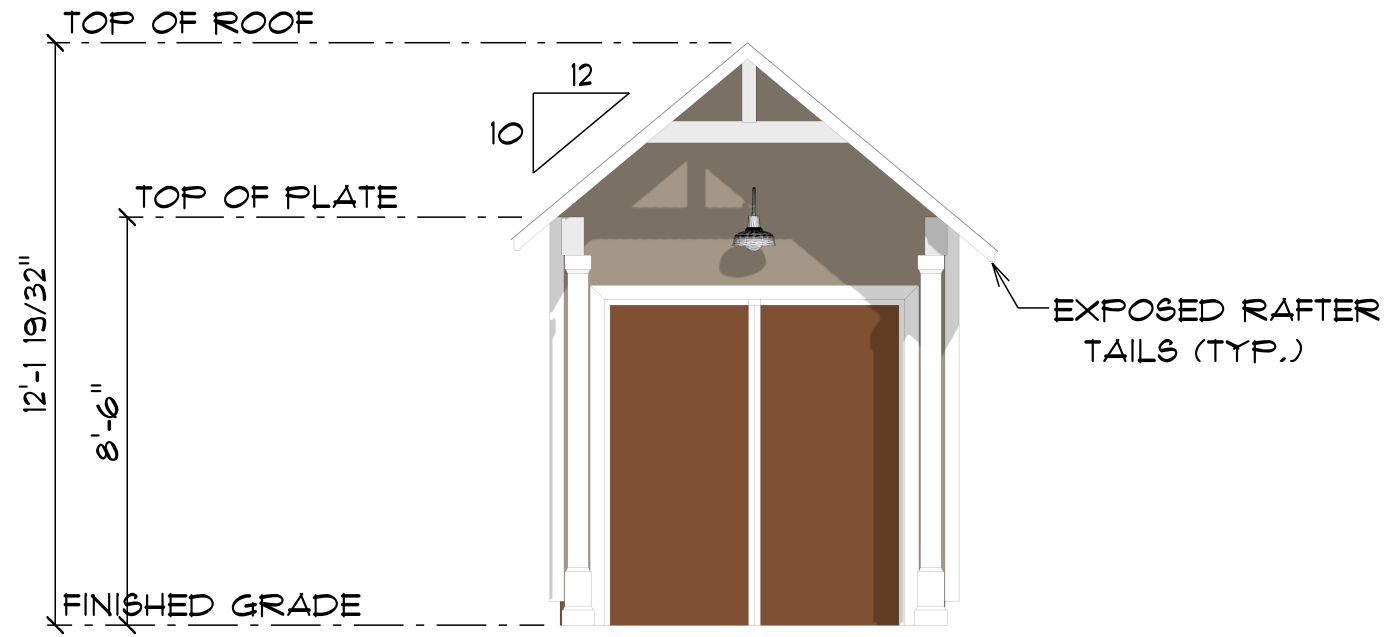
DATE: Tuesday, June 23, 2020

PAGE: **1/5**
EAST SHED

JEREMY MASON CONSTRUCTION, LLC

P.O. BOX 2043
MOREHEAD CITY
NORTH CAROLINA 28557
PHONE: 252.342.3277
FAX: 252.240.3277
jeremy@jeremymasonconstruction.com





Right Elevation (Broad Street)

SCALE: 1/4" = 1'-0"



JEREMY MASON CONSTRUCTION, LLC

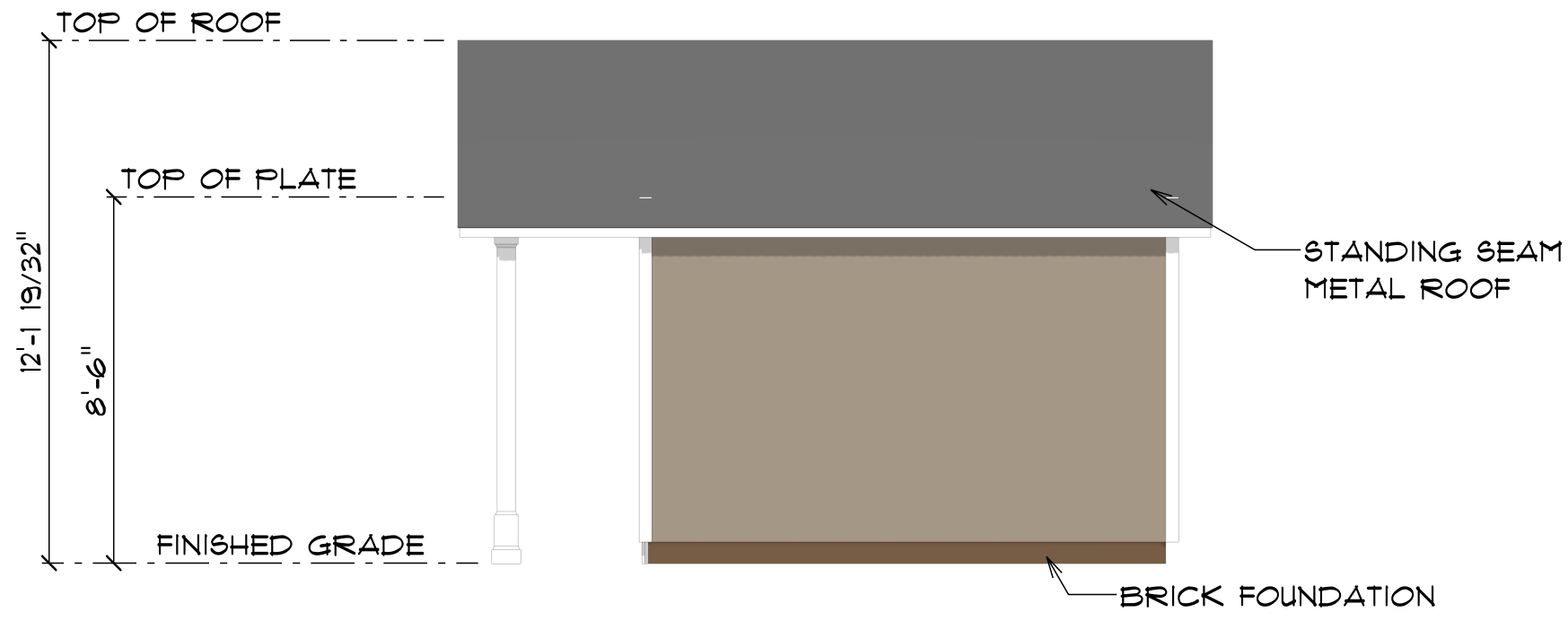
P.O. BOX 2043
 MOREHEAD CITY
 NORTH CAROLINA 28557
 PHONE: 252.342.3277
 FAX: 252.240.3277
 jeremy@jeremymasonconstruction.com

MCQUEEN SHED

PHONE:
 FAX:
 MOBILE:

DRAWN BY:
 SCALE: 1/4" = 1'-0"
 DATE: Tuesday, June 23, 2020

PAGE: **3/5**
 NORTH SHED



NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



JEREMY MASON CONSTRUCTION, LLC

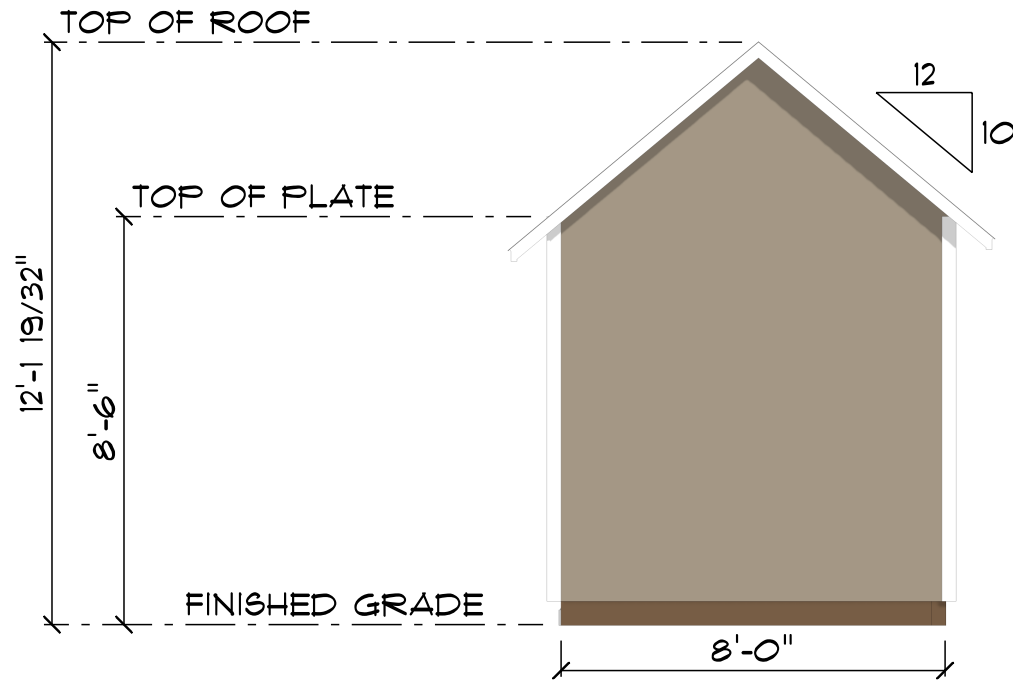
P.O. BOX 2043
 MOREHEAD CITY
 NORTH CAROLINA 28557
 PHONE: 252.342.3277
 FAX: 252.240.3277
 jeremy@jeremymasonconstruction.com

MCQUEEN SHED

PHONE:
 FAX:
 MOBILE:

DRAWN BY:
 SCALE: 1/4" = 1'-0"
 DATE: Tuesday, June 23, 2020

PAGE: **4/5**
 WEST SHED



WEST ELEVATION
 SCALE: 1/4" = 1'-0"



JEREMY MASON CONSTRUCTION, LLC

P.O. BOX 2043
 MOREHEAD CITY
 NORTH CAROLINA 28557
 PHONE: 252.342.3277
 FAX: 252.240.3277
 jeremy@jeremymasonconstruction.com

MCQUEEN SHED

PHONE:
 FAX:
 MOBILE:

DRAWN BY:
 SCALE: 1/4" = 1'-0"
 DATE: Tuesday, June 23, 2020

PAGE: **2/5**
 SOUTH SHED



	JEREMY MASON CONSTRUCTION, LLC		MCQUEEN SHED		
	P.O. BOX 2043 MOREHEAD CITY NORTH CAROLINA 28557		PHONE: 252.342.3277 FAX: 252.240.3277 jeremy@jeremymasonconstruction.com		PHONE: FAX: MOBILE:
			DRAWN BY:	SCALE: As Noted	PAGE: 5 / 5
		DATE: Tuesday, June 23, 2020		SHED PERSPECTIVES	


**SHERWIN
WILLIAMS®**

SuperPaint®

Exterior Latex Satin

A89-Series

CHARACTERISTICS

SuperPaint Exterior Latex, with resistance to early dirt pick up, provides outstanding performance on properly prepared aluminum and vinyl siding, wood, hardboard, masonry, cement, brick, block, stucco, and metal down to a surface and air temperature of 35°F.

VinylSafe™ paint colors allow you the freedom to choose from 100 color options, including a limited selection of darker colors formulated to resist warping or buckling when applied to a sound, stable vinyl substrate.

Color: Most Colors

Coverage: 350-400 sq. ft. per gallon
@ 4 mils wet; 1.5 mils dry

Drying Time, @ 50% RH:

	@ 35-45°F	@ 45°F +
Touch:	2 hours	2 hours
Recoat:	24-48 hours	4 hours

Drying and recoat times are temperature, humidity, and film thickness dependent

Finish: 10-20 units @ 60°

Tinting with CCE only:

Base:	oz per gallon	Strength:
Extra White	0-6	SherColor
Deep Base	4-12	SherColor
Ultradeep Base	10-12	SherColor
Light Yellow	2-12	SherColor

Extra White A89W02151
(may vary by color)

VOC (less exempt solvents):

less than 50 grams per litre; 0.42 lbs. per gallon

As per 40 CFR 59.406

Volume Solids: 38 ± 2%

Weight Solids: 48 ± 2%

Weight per Gallon: 10.06 lbs

Flash Point: N/A

Vehicle Type: 100% Acrylic

Shelf Life: 36 months unopened

WVP Perms (US) 19.76 grains/(hr ft² in Hg)

Mildew Resistant

This coating contains agents which inhibit the growth of mildew on the surface of this coating film.

COMPLIANCE

As of 03/24/2020, Complies with:

OTC	Yes
OTC Phase II	Yes
SCAQMD	Yes
CARB	Yes
CARB SCM 2007	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	N/A
LEED® v4 & v4.1 VOC	Yes
EPD-NSF® Certified	N/A
MIR-Manufacturer Inventory	N/A
MPI®	Yes

APPLICATION

When the air temperature is at 35°F, substrates may be colder; prior to painting, check to be sure the air, surface, and material temperature are above 35°F and at least 5°F above the dew point. Avoid using if rain or snow is expected within 2-3 hours.

Do not apply at air or surface temperatures below 35°F or when air or surface temperatures may drop below 35°F within 48 hours.

No reduction necessary.

Brush:

Use a nylon-polyester brush.

Roller:

Use a high quality 3/8-3/4 inch nap synthetic roller cover.

For specific brushes and rollers, please refer to our Brush and Roller Guide.

Spray—Airless

Pressure 2000 p.s.i.
Tip .015-.019 inch

APPLICATION TIPS

Make sure product is completely agitated (mechanically or manually) before use.

Thoroughly follow the recommended surface preparations. Most coating failures are due to inadequate surface preparation or application. Thorough surface preparation will help provide long term protection.

SPECIFICATIONS

SuperPaint Exterior Latex can be self-priming when used directly over existing coatings, or bare drywall, plaster and masonry (with a cured pH of less than 9). The first coat acts like a coat of primer and the second coat provides the final appearance and performance. Please note that some specific surfaces require specialized treatment.

Use on these properly prepared surfaces:

Aluminum & Aluminum Siding¹,

Galvanized Steel¹

2 coats SuperPaint Exterior Latex

Concrete Block, CMU, Split face Block

1 coat Loxon Acrylic Block Surfacers

2 coats SuperPaint Exterior Latex

Brick, Stucco, Cement, Concrete

1 coat Loxon Concrete and Masonry Primer³
or

Loxon Conditioner²

2 coats SuperPaint Exterior Latex

Cement Composition Siding/Panels

1 coat Loxon Concrete and Masonry Primer³
or

Loxon Conditioner²

2 coats SuperPaint Exterior Latex

Plywood

1 coat Exterior Latex Primer

2 coats SuperPaint Exterior Latex

*Vinyl Siding

2 coats SuperPaint Exterior Latex

Wood (Cedar, Redwood)⁴

1 coat Exterior Oil-Based Wood Primer²

2 coats SuperPaint Exterior Latex

¹ On large expanses of metal siding, the air, surface, and material temperatures must be 50°F or higher.

² Not for use at temperatures under 50°F. See specific primer label for that product's application conditions.

³ Not for use at temperatures under 40°F. See specific primer label for that product's application conditions.

⁴ Knots and some woods, such as redwood and cedar, contain a high amount of tannin, a colored wood extract. For best results on these woods, use a coat of Exterior Oil-Based Wood Primer.

Other primers may be appropriate. Standard latex primers cannot be used below 50°F. See specific primer label for that product's application conditions.

When repainting involves a drastic color change, a coat of primer will improve the hiding performance of the topcoat color.

SURFACE PREPARATION

WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at **1-800-424-LEAD** (in US) or contact your local health authority.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Stains from water, smoke, ink, pencil, grease, etc. should be sealed with the appropriate primer/sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Aluminum and Galvanized Steel:

Wash to remove any oil, grease, or other surface contamination. All corrosion must be removed with sandpaper, wire brush, or other abrading method.

Cement Composition Siding/Panels:

Remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, and peeling or defective coatings. Allow the surface to dry thoroughly. If the surface is new, test it for pH, if the pH is higher than 9, prime with Loxon Concrete & Masonry Primer.

Caulking:

Gaps between windows, doors, trim, and other through-wall openings can be filled with the appropriate caulk after priming the surface.

Masonry, Concrete, Cement, Block:

All new surfaces must be cured according to the supplier's recommendations—usually about 30 days. Remove all form release and curing agents. Rough surfaces should be filled to provide a smooth surface. If painting cannot wait 30 days, allow the surface to cure 7 days and prime the surface with Loxon Concrete & Masonry Primer/Sealer. Cracks, voids, and other holes should be repaired with an elastomeric patch or sealant. Concrete masonry units (CMU) - Surface should be thoroughly clean and dry. Air, material and surface temperatures must be at least 50°F (10°C) before filling. Use Loxon Acrylic Block Surfacer. The filler must be thoroughly dry before topcoating.

Previously Painted Surfaces:

If in sound condition, clean the surface of all foreign material. Smooth, hard or glossy coatings and surfaces should be dulled by abrading the surface. Apply a test area, allowing paint to dry one week before testing adhesion. If adhesion is poor, additional abrasion of the surface and/or removal of the previous coating may be necessary. Retest surface for adhesion. If paint is peeling or badly weathered, clean surface to sound substrate and treat as a new surface as above. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

SURFACE PREPARATION

Mildew:

Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.

Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach/water solution.

Wood, Plywood, Composition Board:

Clean the surface thoroughly then sand any exposed wood to a fresh surface. Patch all holes and imperfections with a wood filler or putty and sand smooth. All new and patched areas must be primed. Knots and some woods, such as redwood and cedar, contain a high amount of tannin, a colored wood extract. If applied to these bare woods, it may show some staining. If staining persists, spot prime severe areas with 1 coat of Exterior Oil-Based Wood Primer prior to using.

Steel:

Rust and mill scale must be removed using sandpaper, wire brush, or other abrading method. Bare steel must be primed the same day as cleaned.

Stucco:

Remove any loose stucco, efflorescence, or laitance. Allow new stucco to cure at least 30 days before painting. If painting cannot wait 30 days, allow the surface to dry 7 days and prime with Loxon Concrete & Masonry Primer. Repair cracks, voids, and other holes with an elastomeric patch or sealant.

***Vinyl or other PVC Building Products:**

Clean the surface thoroughly by scrubbing with warm, soapy water. Rinse thoroughly, prime with appropriate white primer. Do not paint vinyl with any color darker than the original color or having a Light Reflective Value (LRV) of less than 56 unless VinylSafe® Colors are used. If VinylSafe colors are not used the vinyl may warp. Follow all painting guidelines of the vinyl manufacturer when painting. Only paint properly installed vinyl siding. Deviating from the manufacturer's painting guidelines may cause the warranty to be voided.

CAUTIONS

For Exterior use only
Protect from freezing.
Non-photochemically reactive.

Not for use on floors.

Before using, carefully read **CAUTIONS on label**

ZINC: Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (NIOSH approved) or leave the area. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. **FIRST AID:** In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. **WARNING:** This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. **DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.**

HOTW 03/24/2020 A89W02151 01 38

CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and warm water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.



Architectural Authenticity.
Unparalleled Performance.





Exterior Options to Match Any Style.

A-Series products are available in a wide range of exterior colors and exterior trim choices. Even in harsh conditions, they're virtually maintenance-free, hold their original vibrant colors, never need painting and won't flake, rot, blister, peel, pit or corrode.*

Select any combination of colors shown here for your exterior frame, sash and trim.

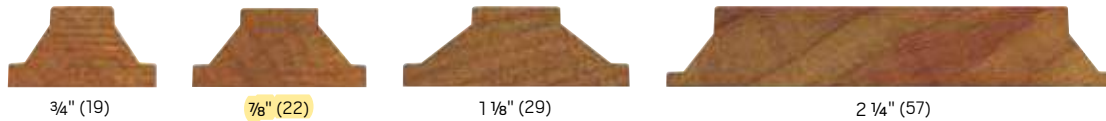
EXTERIOR COLORS



* Visit andersenwindows.com/warranty for details. Printing limitations prevent exact duplication of colors. See your Andersen supplier for actual color.

GRILLE WIDTHS (ACTUAL SIZE SHOWN)

Shown: Cross sections of grilles showing standard widths and profiles

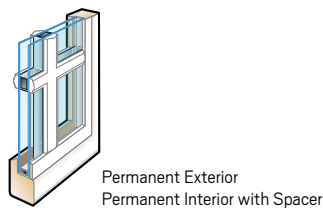


Our 2 1/4\"(57) width grille can be positioned horizontally across the center of a casement window to simulate the look of a double-hung window.

GRILLE CONFIGURATIONS

FULL DIVIDED LIGHT

For an authentic look, Full Divided Light grilles are permanently applied to the interior and the exterior of the window with a spacer between the glass.

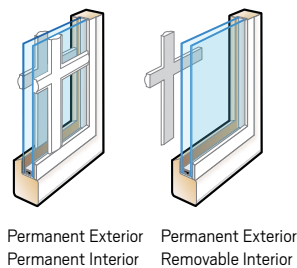


Spacer Option for Greater Energy Efficiency

The Energy Spacer option is available to help A-Series products with full divided lights and SmartSun™ glass be ENERGY STAR® certified in the Northern climate zone. Its narrow design creates a 3-millimeter gap around the spacer, helping to lower U-Factor values.

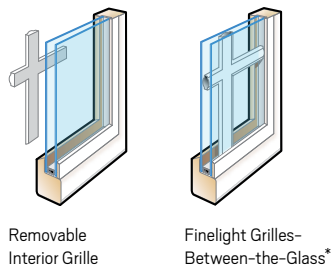
SIMULATED DIVIDED LIGHT

Simulated Divided Light offers permanent grilles on the exterior and interior with no spacer between the glass. We also offer permanent exterior grilles with removable interior grilles, available in natural wood or prefinished white.



CONVENIENT CLEANING OPTIONS

Removable interior grilles come off for easy cleaning. Andersen® Finelight™ grilles are installed between the glass panes and feature a contoured 1\"(25) or 3/4\"(19) profile.



* 7/8\"(22), 1 1/8\"(29) and 2 1/4\"(57) not available in Finelight grilles-between-the-glass. Dimensions in parentheses are in millimeters.

FEATURES

CASEMENT & AWNING

Frame

A Frame constructed with a wood core and a Fibrex® composite material exterior. This construction produces a rigid frame and a low-maintenance, durable exterior.

B Wood members are treated with a water-repellent preservative for long-lasting* protection and performance.

C The weatherstripping system combines an exterior watershed design and a foam weatherstrip seal between the sash and frame, providing a long-lasting, energy-efficient barrier against wind, water and dust.

D A factory-applied rigid vinyl flange helps seal the unit to the structure. Available in a standard design or in a trim flange design (shown). The trim flange allows for Andersen® exterior trim surrounds to be applied in seconds after window installation.

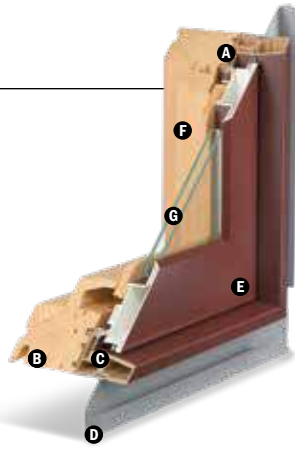
Sash

E Fiberglass construction provides durable, strong and long-lasting* performance. Finished with a Flexacron® paint system. This stabilized polyester paint is electrostatically applied for maximum protection and a lustrous, low-maintenance finish.

Traditional architectural style:

- Classic chamfer detailing
- The look of mortise-and-tenon joinery
- Tall bottom rail on casement window aligns with double-hung and picture windows for common sight lines

F Natural wood interiors are treated with a water-repellent preservative for long-lasting* protection and performance. Interior stops are fastened using a compression fit system so there are no nail holes to fill.



G Glass

See page 27 for details.

Hardware

Smooth Control Hardware System

Smooth operation provided by a worm gear drive design makes opening and closing almost effortless regardless of unit size. Also available with an optional split-arm operator that moves the sash away from the frame for easier glass cleaning (not available on all sizes). Hardware option and finish must be specified. Operator handle and cover sold separately.

Single-Action Casement Lock



Single-action lock easily releases all locking points on casement sash while the reach-out action eliminates binding when closing. The lock handle is offered in finishes that coordinate with your specified hardware option.

Awning Sash Lock

Awning windows feature dual sash locks. Hardware style and finish options are compatible with Andersen casement windows to ensure consistency in appearance when used in combination designs.

DOUBLE-HUNG

Frame

A Frame constructed with a wood core and a Fibrex composite material exterior. This construction produces a rigid frame and a low-maintenance, durable exterior.

B Wood members are treated with a water-repellent preservative for long-lasting* protection and performance.

C The dual weatherstripping system utilizes a double foam-filled design that creates a pressure equalization chamber, knocking down driving rain and delivering a long-lasting, energy-efficient barrier against wind, water and dust.

D Traditional sloped sill design.

E For units with White exterior, exterior jamb liner is White. For all other exterior colors, the exterior jamb liner is Sandtone. All double-hung windows include lower jamb liner cover/inserts that match the window exterior color.

F A factory-applied rigid vinyl flange helps seal the unit to the structure. Available in a standard design or in a trim flange design (shown). The trim flange allows for Andersen exterior trim surrounds to be applied in seconds after window installation.

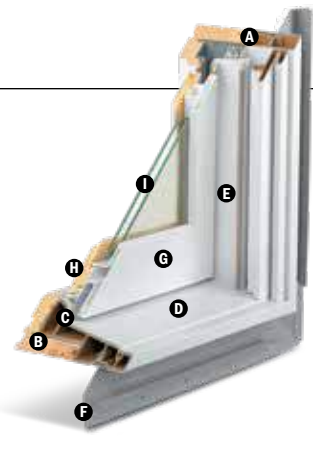
Sash

G Fiberglass construction provides durable, strong and long-lasting* performance. Finished with a Flexacron paint system. This stabilized polyester paint is electrostatically applied for maximum protection and a lustrous, low-maintenance finish.

Traditional architectural style:

- Classic chamfer detailing
- The look of mortise-and-tenon joinery
- Tall bottom rail on double-hung window aligns with casement and picture windows for common sight lines

H Natural wood interiors are treated with a water-repellent preservative for long-lasting* protection and performance. Interior stops are fastened from behind so there are no nail holes to fill.



I Glass

See page 27 for details.

Hardware

Sash Lock



Traditional spoon lock design has an integrated *Tilt to Clean* feature.

Sash Options**



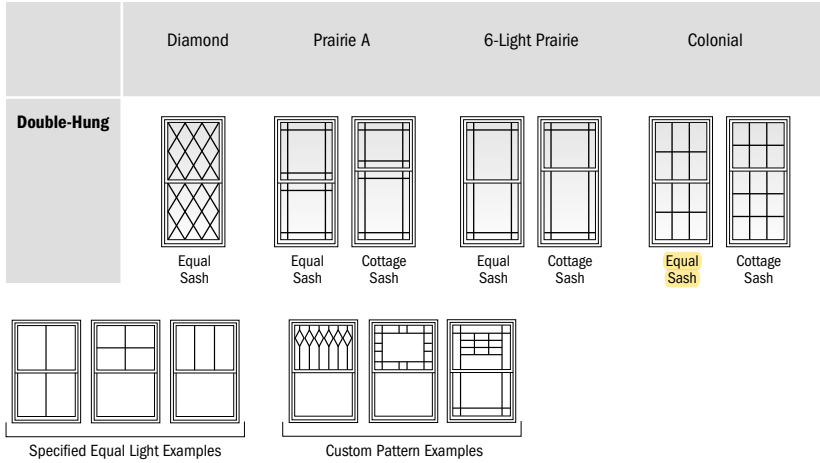
Cottage Style

Reverse Cottage Style

* Visit andersenwindows.com/warranty for details.

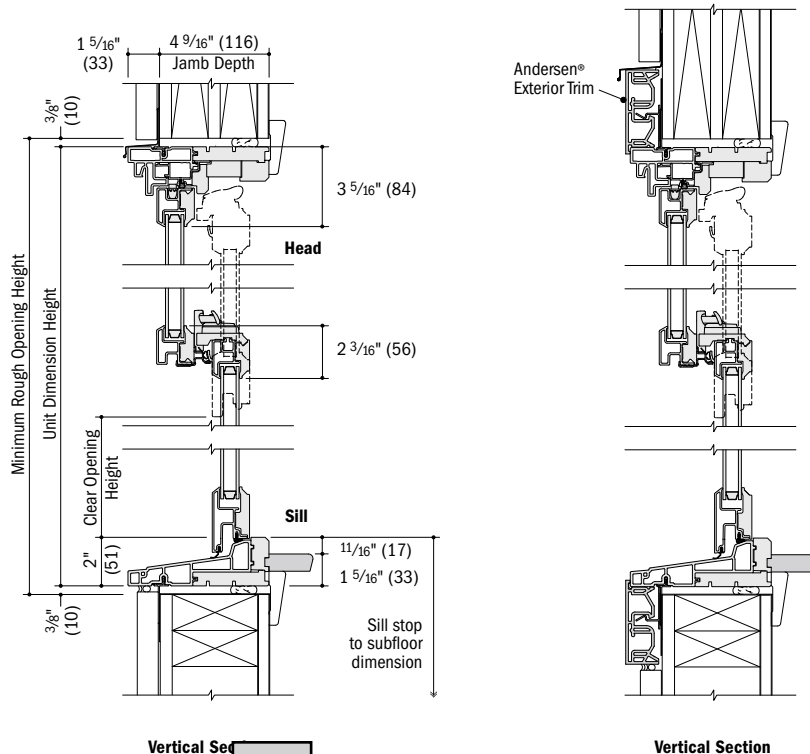
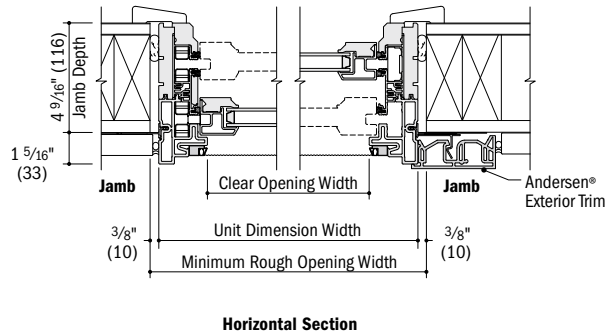
** Shown on 400 Series Tilt-Wash double-hung full-frame windows. "Flexacron" is a registered trademark of PPG Industries, Inc.

Grille Patterns



Double-hung window patterns are also available in Upper Sash Only (USO) configurations. For picture window patterns that require alignment with double-hung patterns, identify the double-hung sash style (equal, cottage, reverse cottage) when ordering. **Number of lights and overall pattern varies with window size. Patterns shown may not be available for all sizes.** Specified equal light and custom patterns are also available. Some restrictions apply. For more information on divided light, see pages 12-13 or visit andersenwindows.com/grilles.

Double-Hung Window Details
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



See pages 64-66 for horizontal and vertical joining details.

- 4 9/16" (116) jamb depth measurement is from back side of installation flange.
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- Dimensions in parentheses are in millimeters.
- **Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on pages 236-237.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.